CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480
www.saratoga-springs.org

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Planning Board Meeting
City Council Room – 7:00 PM

Agenda

Workshop
May 9, 2016 at 5pm in the City Council Room

Salute To Flag

A. Applications Under Consideration

1. **16.012 Commissary Kitchen**
   41 Washington Street, Special use permit review for commercial kitchen in the Transect-6 (T-6) Urban Core District.

   Documents: 16.012 COMMISSARYKITCHENSUP_APP_REDACTED.PDF, 16-78MV (CITY OF SARATOGA SPRINGS-ADELPHI HOTEL COMMISSARY KITCHEN).PDF

2. **16.011 Commissary Kitchen**
   41 Washington Street, Site plan review for commercial kitchen expansion in the Transect-6 (T-6) Urban Core District.

   Documents: 16.011 COMMISSARYKITCHENSITEPLAN_APP_REDACTED.PDF, 16-78MV (CITY OF SARATOGA SPRINGS-ADELPHI HOTEL COMMISSARY KITCHEN).PDF, 16.011 COMMISSARYKITCHENSITEPLAN_DRCAPPRENDERANDELEVATIONS.PDF, 16.011 COMMISSARYKITCHENSITEPLAN_UPDATEDPLANS5-12-16.PDF

3. **15.045.1 Moore Hall Demo/Condo Construction**
   28 Union Avenue/35 White Street, consideration of SEQRA Lead Agency for demolition of Moore Hall and construction of 26 residential units within the UR-4 District.

   Documents: 15.045.1 MOOREHALLSERA_NARR5-5-16.PDF, 15-171MV (SARATOGA SPRINGS MOORE HALL LLC).PDF, 15.045.1 MOOREHALLSEQRA_4-28-16PRESENTATION.PDF, 15.045.1 MOOREHALLSEQRA_APPLICATION_REDACTED.PDF, 15.045.1 MOOREHALLSEQRA_CORRSUNYENPIRE.PDF, 15.045.1 MOOREHALLSEQRA_CORRSUNYEMPIRE5-11-16.PDF

B. Approval Of Minutes
March 24, 2016, April 14, 016, April 28, 2016

Next Meeting
Thursday, May 26, 2016 (w/ Monday, May 23, 2016 caravan & workshop)

Note: This agenda is subject to change up until the time of meeting. Updates will be reflected here as they arise. Check posted agenda here to verify the actual agenda prior to the meeting.

Special Use Permit Application

Commissary Kitchen

41 Washington Street
Saratoga Springs, NY

CHA Project Number: 28352-6001

Prepared for:
Adelphi Hotel Partners, LLC
8 Paddocks Circle
Saratoga Springs, NY 12866

Submitted to:
City of Saratoga Springs
Planning Board
Ms. Kate Maynard
Principal Planner

Prepared by:

III Winners Circle
Albany, New York 12205
Phone: (518) 453-4500

March 25, 2016

March 25, 2016

Ms. Kate Maynard
Principal Planner
City Hall - 474 Broadway
Saratoga Springs, New York 12866

RE: 41Washington Street Commissary Kitchen
Special Use Permit Application
CHA Project No.: 28352-6001

Dear Ms. Maynard,

In follow up to our recent conversations, CHA Consulting, Inc. (CHA) is pleased to provide this Application for Site Plan Review and Special Use Permit for the proposed Commissary Kitchen project at 41 Washington Street in Saratoga Springs, New York.

This submission includes 12 copies of the following:

- Project Narrative
- Application for Special Use Permit
- Short Environmental Assessment Form
- Site Plan
- Special Use Permit application fee ($750 check payable to Commissioner of Finance)

Thank you, and if you have any questions, please call me at 518-453-3927.

Very truly yours,

Anthony P. Stellato, Jr. PE
Vice President

Attachments
cc: Jeff Ward, RBC Construction

V:\Projects\ANY\K3\28352\Permitting\41 Washington Street\Site Plan and Special Use Permit Application\backup\41 Washington Special Use Permit Narrative.docx

III Winners Circle, P.O. Box 5269, Albany, NY 12205-0269
T 518.453.4500 • F 518.458.1735 • www.chacompanies.com

41Washington Street Commissary Kitchen – Project Narrative

Project Background

Adelphi Hotel Partners, LLC is the owner of property at 41 Washington Street in Saratoga Springs, New York, which it acquired in 2014 from Bethesda Episcopal Church. The property is situated on the north side of Washington Street, immediately west of Universal Preservation Hall. The site is located in the City of Saratoga Springs T-6 Urban Core Transect Zoning District. It is also located within the Architectural Review Overlay District.

Situated at the southwest corner of the site is an existing three-story brick building which formerly served as the parish center for the Bethesda Episcopal Church, located across Washington Street. The building footprint measures approximately 4,900 square feet on the first floor, not including the front porch. The two upper floors measure approximately 4,250 square feet each, making the total gross floor area approximately 13,400 square feet.

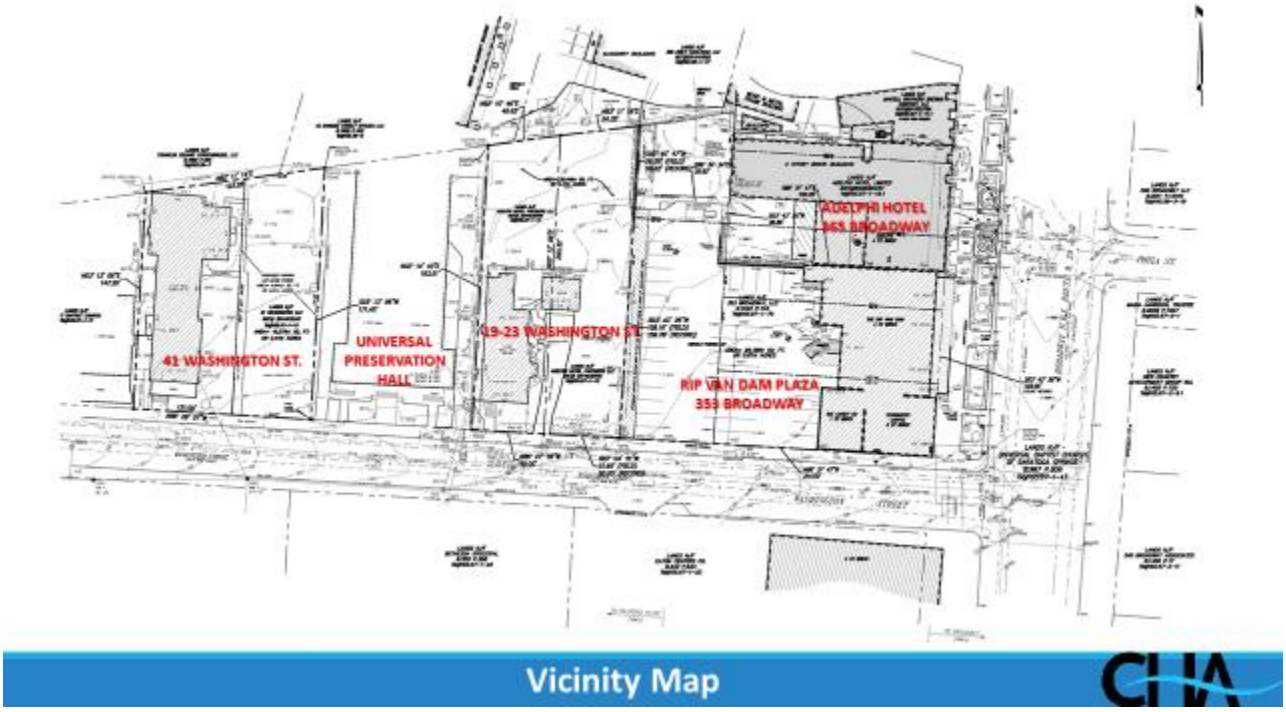
View from Washington Street, looking west

The interior of the building is mostly vacant except for some lingering office functions the vestry maintains there while they await the construction of their new parish house across the street. Approximately half of the first floor, toward the front of the building is divided into a foyer, offices and rest rooms which are currently used for this purpose. Toward the rear of the first floor are an auditorium and a commercial

kitchen which are no longer used by the vestry. The second and third floors are divided into numerous offices, classrooms and two apartments, all of which are vacant.

Site Description

The site is comprised of tax parcel 165.67-1-12 and contains approximately 0.44 acres of land. The property appears to have formerly been two parcels, 39 and 41 Washington Street, which were merged into one tax parcel. The site is shown in the figure below in relation to the Adelphi Hotel located at 365 Broadway which is also owned by Adelphi Hotel Partners, and the proposed Salt & Char Steakhouse located at 353 Broadway, which they lease.



Vicinity Map

The existing building, lawn and walks occupy just over half the parcel, situated on the west side of the property. The east side of the property contains an existing gravel parking lot measuring approximately 0.2 acres. Adjacent land owners include First Baptist Church to the west, Universal Baptist Church of Saratoga Springs (Universal Preservation Hall) to the east, and Franklin Square Condominiums LLC and 10 Division Street Offices LLC to the north.

Project Description

There is an existing commercial kitchen occupying about 650 SF in the rear of the building that the new owner proposes to expand into an adjacent room to include a total area of about 3,000 SF. The kitchen will support the proposed Salt & Char Steakhouse (formerly Maestros) initially (opening June 2016), and subsequently the Adelphi Hotel (opening in 2017), which will include numerous food and beverage outlets. The commissary kitchen will have the capacity to ultimately service other non-Adelphi owned Saratoga Springs restaurants and provide catering service, although the immediate plan is limited to supporting the Adelphi and Salt & Char.

The intended use for the remainder of the building has not been determined yet. Any future plans will be addressed in a separate application process. It is probable that the building will be renovated in the future for office use. Based on the amount of floor space to be dedicated to the Commissary Kitchen, the gross floor area that would be available for office development is approximately 10,000 square feet, including the upper two floors and a small area at the front of the first floor.

The commissary kitchen will employ 12 to 20 people, most of whom would simply be transplanted from the other two restaurants. The maximum employee shift at the commissary kitchen will be 6 to 10 people.

Site Design and Function

The site plans for the Commissary Kitchen include the addition of a covered loading dock and ramp on the east side of the building. The loading dock will receive daily deliveries from food and produce vendors. Deliveries will occur during the morning hours before businesses open, generally between 6 AM and 10 AM. A majority of deliveries will occur at the same time as the regularly scheduled deliveries to the two restaurants. The loading dock is configured such that a 30-foot long city box truck typically used by the food vendors can pull in, maneuver to the dock and pull back out onto the street without backing up on the sidewalk or in the street. While final vendor selections have not been made, it is anticipated that separate deliveries will be made for fresh produce (daily), meat (2 to 3 times per week), and dry food and paper products (weekly). Prepared food will be transported by small van between 41 Washington Street and the rear entrances of the restaurants (accessed from the parking lot behind the Rip Van Dam building at 353 Broadway). The proposed ramp provides access to the loading dock (approximately 2.5 feet above grade) as well as ADA access to an employee entrance door at the south end of the dock.

The site plans also show the addition of a 230 SF trash corral constructed of brick end walls with solid metal frame with wood slat infill gates. The trash corral will enclose an 8'x8' refrigerated walk-in box, an 8 CY dumpster/trash compactor, and a 1 CY waste cooking oil storage cube. The walk-in box will store food waste in a sealed, refrigerated environment to mitigate odor and pest concerns. This waste will be picked up by an organic waste hauler. Management of the waste stream will be aggressively attentive

to opportunities to recycle and re-use waste products. In addition to separate handling of organic waste, cardboard, glass, metal and plastic will be separated and stored in two 8 CY containers located at the north end of the gravel parking area. Pickup for the recyclable containers and the dumpster/compactor will occur twice a week during morning hours.

Additional site construction includes concrete equipment pads for mechanical equipment located at the north end and along the west side of the building. Finally, the sidewalk along Washington Street on the east half of the site will be replaced with new sidewalk, and a new curb cut will be constructed to better align with the current drive aisle, providing for safer and more efficient vehicular access.

Site statistics are presented in the following table:

Site Coverage (Acres)

Description	Existing	Change	Proposed
Buildings	0.11	0.00	0.11
Gravel Parking	0.17	-0.01	0.16
Hardscape (Dock, Ramp, Walks)	0.04	+0.04	0.08
Green Area	0.12	-0.03	0.09
TOTAL PROJECT AREA	0.44		0.44

Zoning Summary

The Project Site is located within the City of Saratoga Springs Transect Zone T-6, Urban Core. The intent of this zone is to "accommodate the highest intensity and diversity of retail, business and upper floor residential uses", focusing on "high quality design and materials consistent with historic downtown form", and promoting "an active pedestrian oriented public realm". The zoning ordinance does not specifically allow a commercial kitchen in this zone, so a special use permit will be requested from the Planning Board for this use.

The zoning ordinance requires Site Plan Approval for projects that propose more than 1,200 SF of additional impervious area. The site improvements described above will add 1,645 SF of new impervious area. Therefore, Site Plan Approval will also be requested from the Planning Board.

Parking Summary

The existing gravel parking lot can accommodate 16-20 cars. Bethesda Episcopal Church uses six parking spaces associated with the space it occupies on the first floor. This use will continue through the remainder

of the church's tenancy. The remaining spaces will readily accommodate the 6-10 employees working on site. Any available surplus parking will be utilized by the restaurant management staff. It is noted that off street parking is not required in a T-6 zone. On-street and municipal garage parking are available to all uses in this zone.

Previous concepts for the development of the 19-23 Washington Street property contemplated the use of the existing parking area at 41 Washington Street for patrons of the new hotel rooms and banquet facility that have been proposed. Because this parking area is now proposed to be used, at least in part, by the Commissary Kitchen, any future parking plans associated with the development of 19-23 Washington Street will be revised in consideration of this. Currently, the plans for the 19-23 Washington Street property are being re-evaluated based upon the recent addition of Salt & Char to the operation.

Utility Services

The water and sewer demand was calculated in accordance with NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems, dated March, 2014. Water and sewer service sizing contemplates potential future demands as well as that associated with the project. Estimated demands for the commercial kitchen assume half of the meal preparation for all indoor and seasonal outdoor seating for both the Adelphi and Salt & Char restaurants will occur in the commissary kitchen, and half will occur in the restaurant kitchens. Demand loads are from New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, March 5, 2014.

Water and Sewer Demand

Description	Count	Units	GPD/unit	Demand	
Commercial Kitchen – (seats served)	293	seats	10	2,930	GPD
Existing Office	6	employees	15	90	GPD
Future Office	30	employees	15	450	GPD
TOTAL WATER AND SEWER DEMAND				3,470	GPD

The Project will obtain water and sewer service from exiting public mains located on Washington Street (10-inch water line and 12-inch sewer main). A new 6-inch water service will be provided to serve the domestic and fire protection needs of the project. Fire protection service will be added for the entire building with this project. The existing ¾ -inch water service will be disconnected and removed. The existing 4-inch sewer lateral will be utilized and extended outside the building to serve the expanded kitchen. A new grease and solids interceptor will be added, and its location is shown on the site plan.

Existing electric and gas service is provided by National Grid from existing distribution lines located on Washington Street.

Stormwater Management

Elevations on the site range from approximately elevation 312 at the northwest corner to approximately elevation 304 at the southeast corner, near Washington Street. Runoff from the site flows overland to a municipal storm sewer (8-inch) on Washington Street. The Washington Street storm sewer is scheduled to be replaced as part of the Bethesda Church's new parish house project. The cost of the storm sewer upgrades will be shared by the sponsors of projects along the alignment of the new storm sewer.

The project will create a minor increase in impervious area (1,645 SF), and is anticipated to have a negligible effect on drainage patterns and stormwater runoff. The project will require a temporary construction disturbance of 4,160 SF (0.096 acres). A Stormwater Pollution Prevention Plan (SWPPP) is not required for the project, as Chapter 242 of the City of Saratoga Springs Code requires a SWPPP for ground disturbance of 0.1 acres or more. Likewise, coverage under State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activities is not required since the disturbance will be less than 1 acre.

Construction Phasing

The Project will be constructed in two phases. The first phase will include the building interior renovations, the ramp and loading dock (exclusive of the roof over it) and the site utility work. The second phase will immediately follow the first phase, and will include the construction of the loading dock roof, trash enclosure, mechanical equipment pads and new sidewalk. The purpose of multiple phases is to allow the interior renovations to begin while site and architectural reviews of the exterior components of the project take place.

CITY OF SARATOGA SPRINGS

PLANNING BOARD

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Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
http://www.saratoga-springs.org

[FOR OFFICE USE]

_____
(Application #)

_____
(Date received)

APPLICATION FOR: SPECIAL USE PERMIT

(Rev: 12/2015)

Project Name: Commissary Kitchen

Property Address/Location: 41 Washington Street

Tax Parcel #: 165.67-1-12 *(for example: 165.52-4-37)* Zoning District: T-6 Urban Core

Proposed Use: Commercial Kitchen

Type of Special Use Permit: ☑ Permanent ☐ Temporary ☐ Renewable

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Adelphi Hotel Partners c/o Jeff Ward	same as Applicant	CHA Consulting c/o Tony Stellato
Address	8 Paddocks Circle		3 Winners Circle
	Saratoga Springs, NY 12866		Albany, NY 12205
Phone	[redacted]		[redacted]
Email			

Identify primary contact person: ☐ Applicant ☐ Owner ☑ Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Please check the following to affirm information is included with submission.

☑ Sketch Plan Attached:
Applicant is encouraged to submit sketch plans showing features of the site and /or neighborhood and illustrate proposed use.

☑ Environmental Assessment Form:
All applications must include a completed SEQR Short or Long Form. SEQR Forms can be completed at http://www.dec.ny.gov/permits/6191.html.

☐ Water Service Connection Agreement- For all projects including new water connections to the City system, a copy of a signed water service connection fee agreement with the City Department of Public Works is required and MUST be submitted with this application.

☑ Application Fee: $750.00 (check box)
A check for the total amount made payable to: "Commissioner of Finance" MUST accompany this application.

☑ **10 hard copies and one electronic copy (PDF)** of complete application and any attachments.

Submission Deadline - Check City's website (www.saratoga-springs.org) for application deadlines and meeting dates.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☑. If YES, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Special Use Permit approval by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.1 of the Zoning Code of the City of Saratoga Springs.

Furthermore, I hereby authorize members of the Planning Board and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature: _____ Date: _____

If applicant is not current owner, owner must also sign.

Owner Signature: _____ Date: _____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Commissary Kitchen

Project Location (describe, and attach a location map):
41 Washington Street, Saratoga Springs, NY

Brief Description of Proposed Action:
Architectural Review of a proposed remodel and expansion of an existing 650 sq. ft. commercial kitchen into an adjoining room to occupy a total area of approximately 2,000 sq. ft. Changes to the exterior of the building include replacement of exterior doors, construction of a covered loading dock and ramp, and installation of mechanical equipment.

Name of Applicant or Sponsor:	Telepho [redacted]
Adelphi Hotel Partners LLC, c/o Jeff Ward	E-Mail:
Address:	

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Saratoga Springs Design Review Commission - Architectural Review, Saratoga Springs Building Department - Building Permit NYS Department of Health - Food Service Establishment Permit	☐	☑

3.a. Total acreage of the site of the proposed action? 0.4 acres
b. Total acreage to be physically disturbed? 0.09 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.4 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Religious Institution
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☐	☑
b. Is the proposed action located in an archeological sensitive area?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES Existing and proposed drainage pattern to Washington Street are substantially the same.		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: This answer auto-filled by NYSDEC mapper tool; however, no data is available on theNYSDEC Environmental Site Remediation Database, and none are known by Applicant.	☐	☑

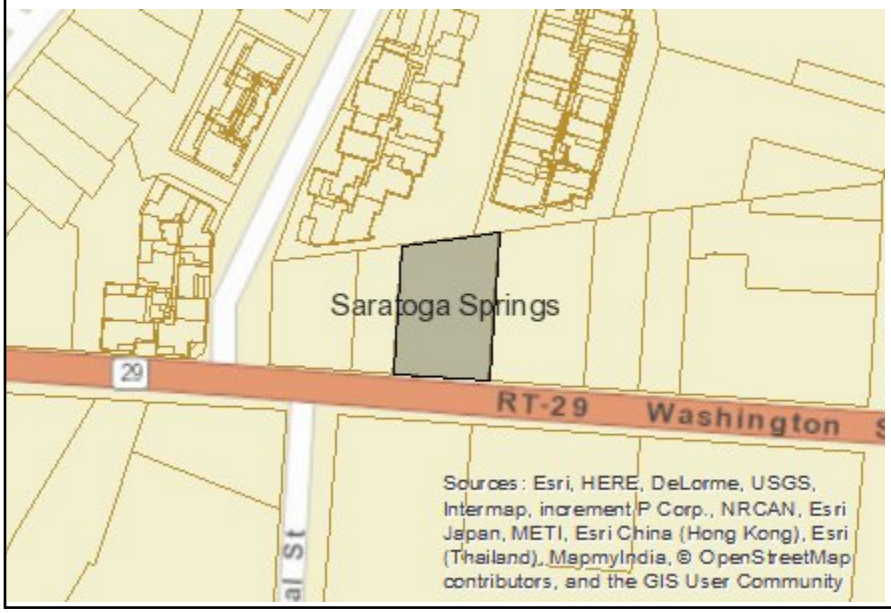
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Tony Stellato, P.E./CHA, Agent for Applicant Date: 3/25/2016

Signature: _____

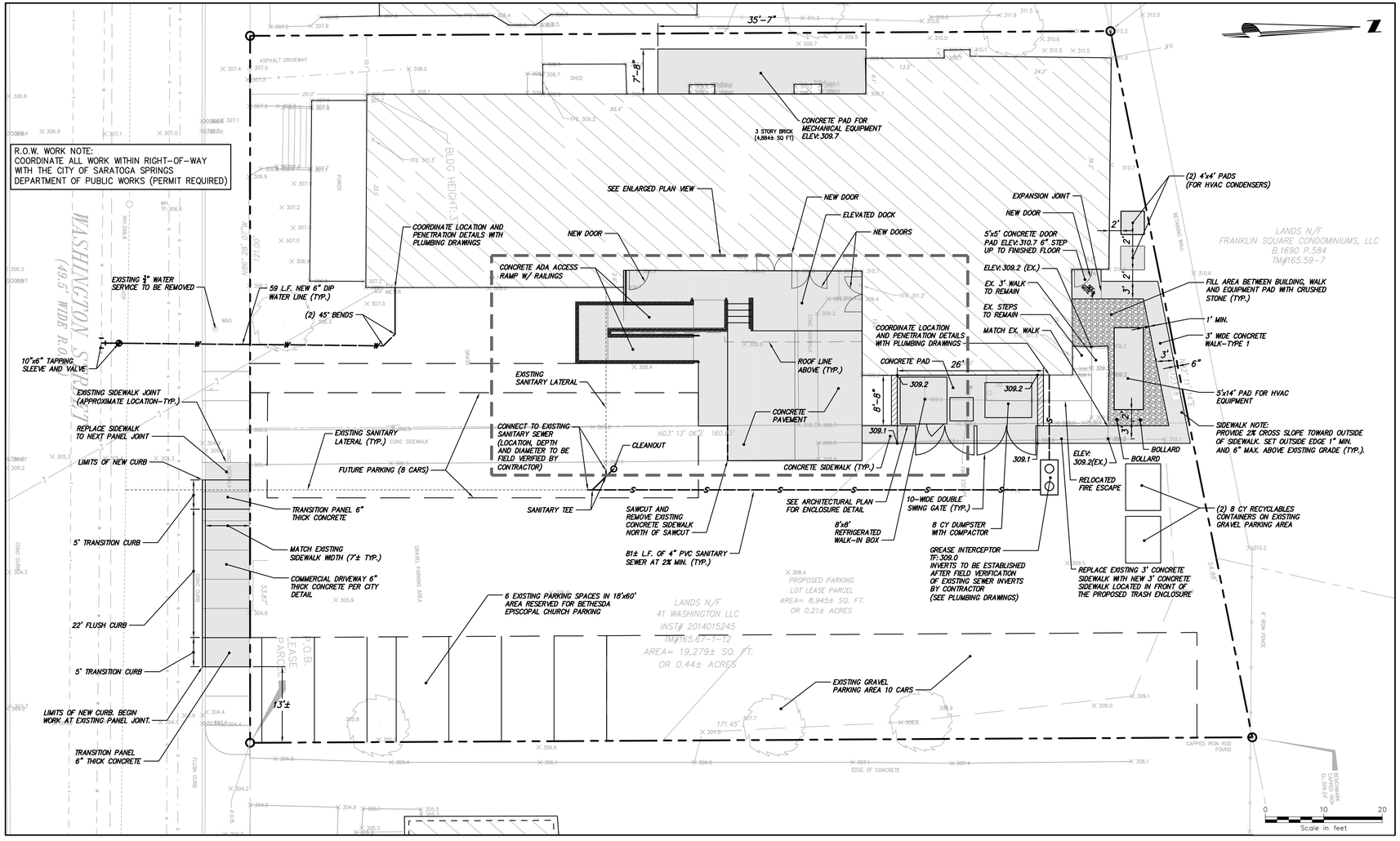
EAF Mapper Summary Report

Thursday, December 17, 2015 1:37 PM



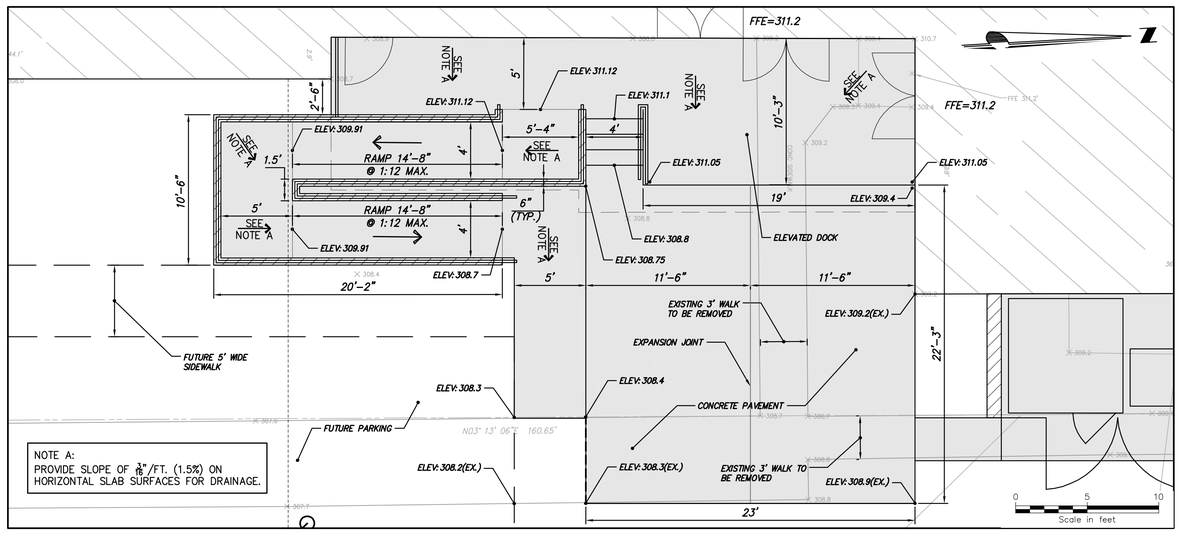
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes



OVERALL PLAN VIEW OF 41 WASHINGTON STREET SITE

SCALE: 1"=10'



ENLARGED PLAN VIEW OF ADA ACCESS RAMP AND LOADING DOCK

SCALE: 1"=5'

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Saved: 3/8/2016 3:22:39 PM Plotted: 3/8/2016 3:24:16 PM Current User: Chlopecki, Jason LastSavedBy: 2260

SURVEY NOTES:

1. BASE MAPPING PREPARED BY CHA FROM A APRIL 2014 FIELD SURVEY.
2. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. MAPPING PREPARED ON NEW YORK STATE PLANE COORDINATE SYSTEM – NAD83 EAST ZONE.
3. CONTOURS AND ELEVATIONS SHOWN ON NGVD29 VERTICAL DATUM BASED ON GPS OBSERVATIONS.
4. REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY, TITLE COMMITMENT, ORDER NUMBER S-060762, ISSUED BY SNEERINGER MONOHAN PROVOST REDGRAVE TITLE AGENCY, INC., HAVING AN EFFECTIVE DATE OF 11/29/2013 AND RE-DATED 5/01/14. .
5. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 8, 11B, 13, 14, 16, 17, 18, 19 AND 20A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
7. SUBJECT PARCEL LOCATED WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, SARATOGA COUNTY, NY, PANEL 433 OF 693, MAP NUMBER 36091C0433E, EFFECTIVE DATE AUGUST 16, 1995.
8. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES ARE SHOWN BASED ON THE FIELD SURVEYED LOCATION OF SURFACE FEATURES COMBINED WITH INFORMATION FROM AVAILABLE, IF ANY, RECORD PLANS. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY DIFFER SOMEWHAT FROM WHAT IS SHOWN AND OTHERS MAY EXIST.

MAP REFERENCES:

1. MAP ENTITLED "MAP OF A NUMBER OF BUILDING LOTS & BUILDINGS NEAR THE CONGRESS SPRING IN THE COUNTY OF SARATOGA BEING THE PROPERTY OF THE HEIRS OF GIDEON PUTNAM, DECEASED, AS THE SAME WAS SURVEYED IN 1810." AS PREPARED BY JAMES SCOTT, DATED AUGUST 1825.
2. MAP ENTITLED "LANDS TO BE CONVEYED TO LAURENCE H. BURD, JR." AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979. DATED DECEMBER 9, 1987 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS C1-P1-F1.
3. MAP ENTITLED "LANDS OF SARATOGA HOTEL CORPORATION TO BE CONVEYED TO LAURENCE H. BURD AND ELEANOR G. BURD AND THE HUGUELY COMPANY." AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979, DATED NOVEMBER 22, 1980.
4. MAP ENTITLED "THE LOFTS AT 18 DIVISION STREET SITUATE IN THE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NY." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED AUGUST 27, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON AUGUST 29, 2007 AS MAP L-714.
5. MAP ENTITLED "CONDOMINIUM MAP LANDS OF FRANKLIN SQUARE CONDOMINIUMS, LLC." AS PREPARED BY PAUL F. TOMMELL, DATED FEBRUARY 15, 2006 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON MARCH 1, 2006 AS MAP F-316.
6. MAP ENTITLED "FRANKLIN SQUARE – PHASE IV 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, NEW YORK LAYOUT LANDSCAPE & LIGHTING PLAN." AS PREPARED BY THE L.A. GROUP, DATED FEBRUARY 12, 2004 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695.
7. MAP ENTITLED "MAP OF LANDS OF THE BETHESDA CHURCH SITUATE AT WASHINGTON STREET CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2013.
8. MAP ENTITLED "SURVEY OF LAND OF ADELPHI HOTEL, LIMITED, A NEW YORK CORPORATION LOCATED AT 361-365 BROADWAY CITY OF SARATOGA SPRINGS (INSIDE DISTRICT)." AS PREPARED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP, DATED APRIL 13, 2012.
9. MAP ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF MARTELL BROTHERS BREWING COMPANY, LLC INSTRUMENT NO. 2011003784 AND MARTELL BREWING BROTHERS, LLC INSTRUMENT NO. 2011003786." AS PREPARED BY PAUL F. TOMMELL, DATED OCTOBER 27, 2011 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS M2012046.
10. MAP ENTITLED "AS-BUILT MAP FRANKLIN SQUARE CONDOMINIUMS PHASE 4 SITUATE AT 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, N.Y.S." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695A.
11. MAP ENTITLED "PLAT OF SURVEY OF THE RIP VAN DAM BUILDING." AS PREPARED BY CHA, DATED MARCH 4, 2013.

GENERAL NOTES:

1. SEE CITY OF SARATOGA SPRINGS STANDARD DETAILS FOR TYPE 2A PRECAST CONCRETE CURB AND CONCRETE SIDEWALK FOR PEDESTRIAN TRAFFIC LOADING (TYPE 1) AND VEHICLE TRAFFIC LOADING (TYPE 2).
2. SEE STRUCTURAL DETAILS (BY OTHERS) FOR CONCRETE RAMPS, STEPS, LANDINGS, RAILINGS, EQUIPMENT PADS AND PAVEMENT.

PROJECT PHASING NOTES:

DISTURBED AND NEW IMPERVIOUS AREAS ARE CALCULATED AS FOLLOWS:

PHASE 1:

A. DOCK AND RAMP:
DISTURBED AREA= 1170 S.F.
NEW IMPERVIOUS AREA= 930 S.F.

B. NORTH EXIT AND EQUIPMENT AREA:
DISTURBED AREA= 485 S.F.
NEW IMPERVIOUS AREA= 265 S.F.

C. UTILITY WORK:
DISTURBED AREA= 1445 S.F.
NEW IMPERVIOUS AREA= 0 S.F.

PHASE 1 DISTURBED AREA= 3100 S.F. (0.07 Ac.)
PHASE 1 NEW IMPERVIOUS AREA= 1195 S.F.

PHASE 2:

A. WASHINGTON STREET SIDEWALK:
DISTURBED AREA= 300 S.F.
NEW IMPERVIOUS AREA= 0 S.F.

B. WEST EQUIPMENT AREA:
DISTURBED AREA= 275 S.F.
NEW IMPERVIOUS AREA= 260 S.F.

C. TRASH ENCLOSURE:
DISTURBED AREA= 485 S.F.
NEW IMPERVIOUS AREA= 190 S.F.

PHASE 2 DISTURBED AREA= 1060 S.F. (0.03 Ac.)
PHASE 2 NEW IMPERVIOUS AREA= 450 S.F.

BID SET 3/8/2016

SALT&CHAR

ISSUE	DATE	DOB	Consultants	D.R.C.	Contractor	Owner/Rep	LANDLORD

OWNER
RBC CONSTRUCTION
8 Paddocks Circle, Saratoga Springs, NY 12866
518-786-7100

DESIGN ARCHITECT
CMS ARCHITECTURE + DESIGN
186 5th Avenue - 2nd Floor, New York, NY 10010
212.242.3377 fax 212.481.8456
design@cmsarchitecture.com

NOTE
THIS DRAWING, AND THE IDEAS AND CONCEPTS EXPRESSED BY, REMAINS THE SOLE PROPERTY OF THE ARCHITECT AND DESIGNER. NO REPRODUCTION, DISSEMINATION OR PUBLICATION OF ALL OR ANY OF ITS CONTENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CMS ARCHITECTURE + DESIGN, P.C.

SITE / CIVIL ENGINEERING
CHA
111 Winners Circle | Albany, NY 12205 | 518.453.3927

STRUCTURAL ENGINEERING
RYAN BIGGS CLARK DAVIS
ENGINEERING & SURVEYING
257 Ushers Road p. 518.406.5506
Clifton Park, NY 12065 f. 518.406.5514
www.ryanbiggs.com

M.E.P CONSULTING ENGINEERS
GPI
Greenman-Pedersen, Inc.
Engineering and Construction Services
50 Glenmaura National Blvd.
Suite 102, P.O. Box 577
Scranton, PA 18505

KITCHEN DESIGN CONSULTANTS
YUI DESIGN
YuiDesign, Inc.
704 Sligo Creek Parkway
Takoma Park, MD 20912
301.270.8950

SEAL:
STATE OF NEW YORK · ANTHONY P. STELLATO JR. · LICENSED PROFESSIONAL ENGINEER · 095106

PROJECT:
COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY

SITE PLAN

DATE: 03/08/2016
PROJECT NO: 28352
DRAWING BY: SHW
CHK BY: APS

C-101

SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

April 26, 2016

Kate Maynard, Principal Planner
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

RE: SCPB Referral Review#16-78–Special Use Permit & Site Plan Review-Adelphi Hotel Partners/Commissary Kitchen (previous parish center of Bethesda Episcopal Church).
Expansion of existing commercial kitchen of 650 sq. ft. by adding 1,645 sq. ft. to create a prep kitchen serving other Adelphi-owned restaurants.
Washington Street (NYS Route 29), north side, west of Broadway

Received from the City of Saratoga Springs Zoning Board of Appeals on April 13, 2016.

Reviewed by the Saratoga County Planning Board on April 21, 2016.

Decision: No Significant Countywide or Intercommunity Impact

Comment: The Saratoga County Planning Board recognized no direct impact of a county nature related to the proposed expansion, but was encouraged to learn of the continued plans for a mixed development of existing and historic structures along a western hub emanating from Broadway. There may be advantageous consideration or worthy discussion given to the possibility of connecting the kitchen and restaurants by rear parcel easements along the northern property line of the associated properties as a means of moving away from the need for automotive service on/off Washington Street.

Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

50 WEST HIGH STREET
BALLSTON SPA, NY 12020

(518) 884-4705 PHONE
(518) 884-4780 FAX

Site Plan Review Application

Commissary Kitchen

41 Washington Street
Saratoga Springs, NY

CHA Project Number: 28352-6001

Prepared for:
Adelphi Hotel Partners, LLC
8 Paddocks Circle
Saratoga Springs, NY 12866

Submitted to:
City of Saratoga Springs
Planning Board
Ms. Kate Maynard
Principal Planner

Prepared by:

III Winners Circle
Albany, New York 12205
Phone: (518) 453-4500

March 25, 2016

March 25, 2016

Ms. Kate Maynard
Principal Planner
City Hall - 474 Broadway
Saratoga Springs, New York 12866

RE: 41Washington Street Commissary Kitchen
Site Plan Review Application
CHA Project No.: 28352-6001

Dear Ms. Maynard,

In follow up to our recent conversations, CHA Consulting, Inc. (CHA) is pleased to provide this Application for Site Plan Review and Special Use Permit for the proposed Commissary Kitchen project at 41 Washington Street in Saratoga Springs, New York.

This submission includes 12 copies of the following:

- Project Narrative
- Application for Site Plan Review
- Site Plan Review Submittal Checklist
- Short Environmental Assessment Form
- Site Plans
- Architectural Plans and Elevations
- Site Plan Review application fee ($500 check payable to Commissioner of Finance)

Thank you, and if you have any questions, please call me at 518-453-3927.

Very truly yours,

Anthony P. Stellato, Jr. PE
Vice President

Attachments
cc: Jeff Ward, RBC Construction

V:\Projects\ANY\K3\28352\Permitting\41 Washington Street\Site Plan and Special Use Permit Application\backup\41 Washington Site Plan Application Narrative.docx

III Winners Circle, P.O. Box 5269, Albany, NY 12205-0269
T 518.453.4500 • F 518.458.1735 • www.chacompanies.com

41Washington Street Commissary Kitchen – Project Narrative

Project Background

Adelphi Hotel Partners, LLC is the owner of property at 41 Washington Street in Saratoga Springs, New York, which it acquired in 2014 from Bethesda Episcopal Church. The property is situated on the north side of Washington Street, immediately west of Universal Preservation Hall. The site is located in the City of Saratoga Springs T-6 Urban Core Transect Zoning District. It is also located within the Architectural Review Overlay District.

Situated at the southwest corner of the site is an existing three-story brick building which formerly served as the parish center for the Bethesda Episcopal Church, located across Washington Street. The building footprint measures approximately 4,900 square feet on the first floor, not including the front porch. The two upper floors measure approximately 4,250 square feet each, making the total gross floor area approximately 13,400 square feet.

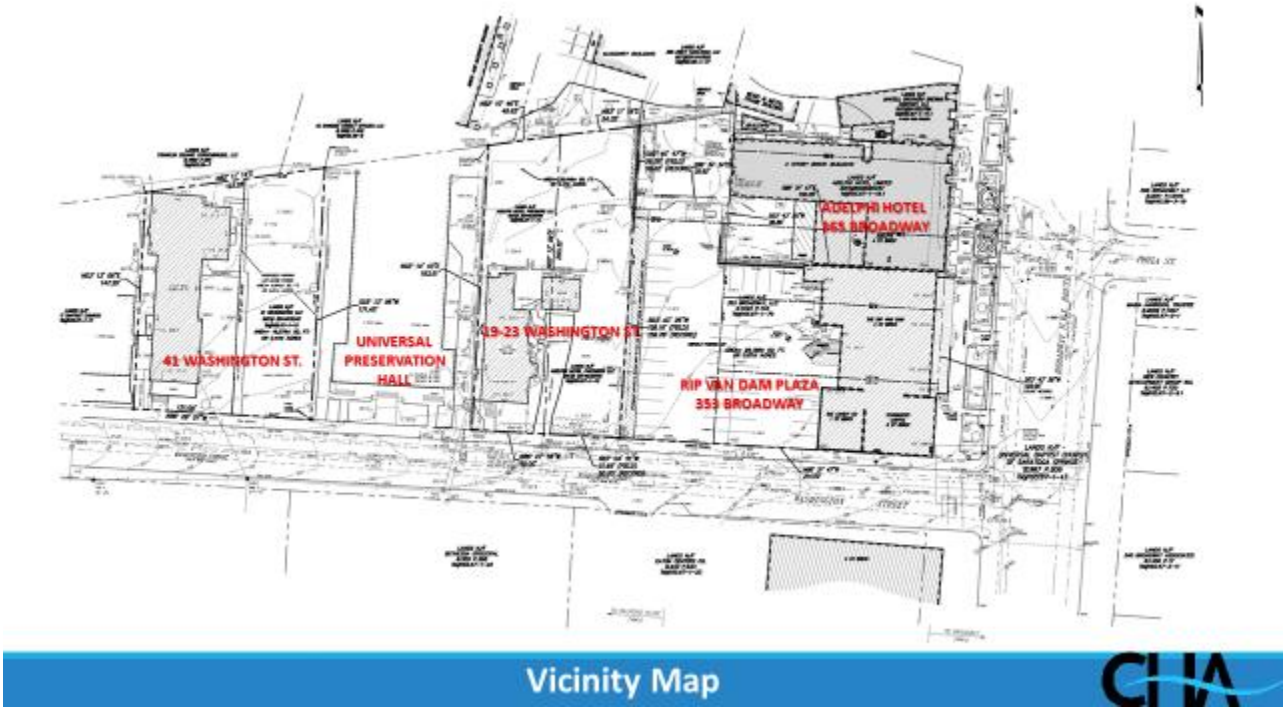
View from Washington Street, looking west

The interior of the building is mostly vacant except for some lingering office functions the vestry maintains there while they await the construction of their new parish house across the street. Approximately half of the first floor, toward the front of the building is divided into a foyer, offices and rest rooms which are currently used for this purpose. Toward the rear of the first floor are an auditorium and a commercial

kitchen which are no longer used by the vestry. The second and third floors are divided into numerous offices, classrooms and two apartments, all of which are vacant.

Site Description

The site is comprised of tax parcel 165.67-1-12 and contains approximately 0.44 acres of land. The property appears to have formerly been two parcels, 39 and 41 Washington Street, which were merged into one tax parcel. The site is shown in the figure below in relation to the Adelphi Hotel located at 365 Broadway which is also owned by Adelphi Hotel Partners, and the proposed Salt & Char Steakhouse located at 353 Broadway, which they lease.



Vicinity Map

The existing building, lawn and walks occupy just over half the parcel, situated on the west side of the property. The east side of the property contains an existing gravel parking lot measuring approximately 0.2 acres. Adjacent land owners include First Baptist Church to the west, Universal Baptist Church of Saratoga Springs (Universal Preservation Hall) to the east, and Franklin Square Condominiums LLC and 10 Division Street Offices LLC to the north.

Project Description

There is an existing commercial kitchen occupying about 650 SF in the rear of the building that the new owner proposes to expand into an adjacent room to include a total area of about 3,000 SF. The kitchen will support the proposed Salt & Char Steakhouse (formerly Maestros) initially (opening June 2016), and subsequently the Adelphi Hotel (opening in 2017), which will include numerous food and beverage outlets. The commissary kitchen will have the capacity to ultimately service other non-Adelphi owned Saratoga Springs restaurants and provide catering service, although the immediate plan is limited to supporting the Adelphi and Salt & Char.

The intended use for the remainder of the building has not been determined yet. Any future plans will be addressed in a separate application process. It is probable that the building will be renovated in the future for office use. Based on the amount of floor space to be dedicated to the Commissary Kitchen, the gross floor area that would be available for office development is approximately 10,000 square feet, including the upper two floors and a small area at the front of the first floor.

The commissary kitchen will employ 12 to 20 people, most of whom would simply be transplanted from the other two restaurants. The maximum employee shift at the commissary kitchen will be 6 to 10 people.

Site Design and Function

The site plans for the Commissary Kitchen include the addition of a covered loading dock and ramp on the east side of the building. The loading dock will receive daily deliveries from food and produce vendors. Deliveries will occur during the morning hours before businesses open, generally between 6 AM and 10 AM. A majority of deliveries will occur at the same time as the regularly scheduled deliveries to the two restaurants. The loading dock is configured such that a 30-foot long city box truck typically used by the food vendors can pull in, maneuver to the dock and pull back out onto the street without backing up on the sidewalk or in the street. While final vendor selections have not been made, it is anticipated that separate deliveries will be made for fresh produce (daily), meat (2 to 3 times per week), and dry food and paper products (weekly). Prepared food will be transported by small van between 41 Washington Street and the rear entrances of the restaurants (accessed from the parking lot behind the Rip Van Dam building at 353 Broadway). The proposed ramp provides access to the loading dock (approximately 2.5 feet above grade) as well as ADA access to an employee entrance door at the south end of the dock.

The site plans also show the addition of a 230 SF trash corral constructed of brick end walls with solid metal frame with wood slat infill gates. The trash corral will enclose an 8'x8' refrigerated walk-in box, an 8 CY dumpster/trash compactor, and a 1 CY waste cooking oil storage cube. The walk-in box will store food waste in a sealed, refrigerated environment to mitigate odor and pest concerns. This waste will be picked up by an organic waste hauler. Management of the waste stream will be aggressively attentive

to opportunities to recycle and re-use waste products. In addition to separate handling of organic waste, cardboard, glass, metal and plastic will be separated and stored in two 8 CY containers located at the north end of the gravel parking area. Pickup for the recyclable containers and the dumpster/compactor will occur twice a week during morning hours.

Additional site construction includes concrete equipment pads for mechanical equipment located at the north end and along the west side of the building. Finally, the sidewalk along Washington Street on the east half of the site will be replaced with new sidewalk, and a new curb cut will be constructed to better align with the current drive aisle, providing for safer and more efficient vehicular access.

Site statistics are presented in the following table:

Site Coverage (Acres)

Description	Existing	Change	Proposed
Buildings	0.11	0.00	0.11
Gravel Parking	0.17	-0.01	0.16
Hardscape (Dock, Ramp, Walks)	0.04	+0.04	0.08
Green Area	0.12	-0.03	0.09
TOTAL PROJECT AREA	0.44		0.44

Zoning Summary

The Project Site is located within the City of Saratoga Springs Transect Zone T-6, Urban Core. The intent of this zone is to "accommodate the highest intensity and diversity of retail, business and upper floor residential uses", focusing on "high quality design and materials consistent with historic downtown form", and promoting "an active pedestrian oriented public realm". The zoning ordinance does not specifically allow a commercial kitchen in this zone, so a special use permit will be requested from the Planning Board for this use.

The zoning ordinance requires Site Plan Approval for projects that propose more than 1,200 SF of additional impervious area. The site improvements described above will add 1,645 SF of new impervious area. Therefore, Site Plan Approval will also be requested from the Planning Board.

Parking Summary

The existing gravel parking lot can accommodate 16-20 cars. Bethesda Episcopal Church uses six parking spaces associated with the space it occupies on the first floor. This use will continue through the remainder

of the church's tenancy. The remaining spaces will readily accommodate the 6-10 employees working on site. Any available surplus parking will be utilized by the restaurant management staff. It is noted that off street parking is not required in a T-6 zone. On-street and municipal garage parking are available to all uses in this zone.

Previous concepts for the development of the 19-23 Washington Street property contemplated the use of the existing parking area at 41 Washington Street for patrons of the new hotel rooms and banquet facility that have been proposed. Because this parking area is now proposed to be used, at least in part, by the Commissary Kitchen, any future parking plans associated with the development of 19-23 Washington Street will be revised in consideration of this. Currently, the plans for the 19-23 Washington Street property are being re-evaluated based upon the recent addition of Salt & Char to the operation.

Utility Services

The water and sewer demand was calculated in accordance with NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems, dated March, 2014. Water and sewer service sizing contemplates potential future demands as well as that associated with the project. Estimated demands for the commercial kitchen assume half of the meal preparation for all indoor and seasonal outdoor seating for both the Adelphi and Salt & Char restaurants will occur in the commissary kitchen, and half will occur in the restaurant kitchens. Demand loads are from New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, March 5, 2014.

Water and Sewer Demand

Description	Count	Units	GPD/unit	Demand	
Commercial Kitchen – (seats served)	293	seats	10	2,930	GPD
Existing Office	6	employees	15	90	GPD
Future Office	30	employees	15	450	GPD
TOTAL WATER AND SEWER DEMAND				3,470	GPD

The Project will obtain water and sewer service from exiting public mains located on Washington Street (10-inch water line and 12-inch sewer main). A new 6-inch water service will be provided to serve the domestic and fire protection needs of the project. Fire protection service will be added for the entire building with this project. The existing ¾ -inch water service will be disconnected and removed. The existing 4-inch sewer lateral will be utilized and extended outside the building to serve the expanded kitchen. A new grease and solids interceptor will be added, and its location is shown on the site plan.

Existing electric and gas service is provided by National Grid from existing distribution lines located on Washington Street.

Stormwater Management

Elevations on the site range from approximately elevation 312 at the northwest corner to approximately elevation 304 at the southeast corner, near Washington Street. Runoff from the site flows overland to a municipal storm sewer (8-inch) on Washington Street. The Washington Street storm sewer is scheduled to be replaced as part of the Bethesda Church's new parish house project. The cost of the storm sewer upgrades will be shared by the sponsors of projects along the alignment of the new storm sewer.

The project will create a minor increase in impervious area (1,645 SF), and is anticipated to have a negligible effect on drainage patterns and stormwater runoff. The project will require a temporary construction disturbance of 4,160 SF (0.096 acres). A Stormwater Pollution Prevention Plan (SWPPP) is not required for the project, as Chapter 242 of the City of Saratoga Springs Code requires a SWPPP for ground disturbance of 0.1 acres or more. Likewise, coverage under State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activities is not required since the disturbance will be less than 1 acre.

Construction Phasing

The Project will be constructed in two phases. The first phase will include the building interior renovations, the ramp and loading dock (exclusive of the roof over it) and the site utility work. The second phase will immediately follow the first phase, and will include the construction of the loading dock roof, trash enclosure, mechanical equipment pads and new sidewalk. The purpose of multiple phases is to allow the interior renovations to begin while site and architectural reviews of the exterior components of the project take place.

[FOR OFFICE USE]

_____
(Application #)

_____
(Date received)

CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
http://www.saratoga-springs.org

APPLICATION FOR:
SITE PLAN REVIEW
(INCLUDING PUD)

(Rev: 12/2015)

*****Application Check List - All submissions must include completed application check list and all required items.**

Project Name: Commissary Kitchen

Property Address/Location: 41 Washington Street

Tax Parcel #: 165.67-1-12 Zoning District: T-6 Urban Core
(for example: 165.52-4-37)

Proposed Use: Commercial Kitchen

Date special use permit granted (if any): _____ Date zoning variance granted (if any): _____

Is property located within (check all that apply)?: ☐ Historic District ☒ Architectural Review District
☒ 500' of a State Park, city boundary, or county/state highway

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Adelphi Hotel Partners c/o Jeff Ward	same as Applicant	CHA Consulting Inc. c/o Tony Stellato
Address	8 Paddocks Circle		3 Winners Circle
	Saratoga Springs, NY 12866		Albany, NY 12205
Phone	[redacted]		[redacted]
Email			

Identify primary contact person: ☐ Applicant ☐ Owner ☒ Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Application Fee: A check for the total amount below payable to: "Commissioner of Finance" MUST accompany this application.

☐	Sketch Plan -	$250	$ _____
☒	Final Site Plan Approval		
	Residential -	$250 plus $150/unit	$ _____
	Non-Residential -	$500 plus $100/1,000 SQ. FT.	$ 500.00
☐	Modification		
	Residential -	$250	$ _____
	Non-Residential -	$500	$ _____
			Total $ _____

Submission Deadline – Check City's website (www.saratoga-springs.org) for application deadlines and meeting dates.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES_____ NO _X_. If YES, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Site Plan Review by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.2 of the Zoning Ordinance of the City of Saratoga Springs.

Furthermore, I hereby authorize members of the Planning Board and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature: _____ Date: _____

If applicant is not current owner, owner must also sign.

Owner Signature: _____ Date: _____

CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
http://www.saratoga-springs.org

[FOR OFFICE USE]

_____
(Application #)

_____
(Date received)

Rev.12/2015

SITE PLAN REVIEW SUBMITTAL CHECKLIST

Project Name: Commissary Kitchen

Listed below are the minimum submittal requirements for site plan review as set forth in The City of Saratoga Springs' Zoning Ordinance Appendix B. The Planning Board reserves the right to request additional information, as necessary, to support an application. The Board also reserves the right to reject the application if these minimum requirements are not met. Please complete the checklist below and provide with your submission.

REQUIRED ITEMS:

CHECK EACH ITEM	
☐	1. Completed Site Plan Application and Application Fee
☒	2. SEQR Environmental Assessment Form- short or long form as required by action.
☒	3. Set of plans including: (4) large scale plans (sheets must be 24" x 36", drawn to a scale of not more than 1"=50 feet), (8) 11x17. A digital version of all submittal items (pdf) shall be provided.
☐	4. Basic or Full Storm Water Pollution Prevention Plan as required per City Code Chapter 242.
☐	5. Copy of signed DPW water connection agreement for all projects involving new water connections to the City system
☐	6. Engineering Report for Water and Sanitary
☐	7. Complete Streets Checklist
☐	8. Project Cost Estimate-Quantities of work items and estimate of costs

REQUIRED ITEMS ON SITE PLAN, AS APPLICABLE:

☒	1. Property line survey prepared by a licensed land surveyor. Site plan must reference such survey with all corners set and marked on plan. A copy of the original property survey must also be included.
☒	2. North arrow and map scale
☒	3. Parcel tax map number
☒	4. Site location map
☒	5. Site vicinity map (all features within 300 feet of property)
☒	6. Identification of zoning district with corresponding area requirements

☐	7. Building setback lines, either listed or shown on plans.
☒	8. Title block with project name; name and address of applicant; and name and address of property owner (if different)
☒	9. Topography data tied to NGVD 1929 datum
☒	10. Name of all adjacent property owners
☒	11. Parcel street address (existing and any proposed postal addresses)
Yes ☒ No ☐ N/A ☐	12. Identification of all existing or proposed easements, covenants or legal rights-of-way on this property
☐ ☐ ☒	13. References to all prior variances or special use permits
☒ ☐ ☐	14. Existing and proposed contours and spot grades (at 2 foot intervals)
☐ ☐ ☒	15. Identification of all spoil or borrow areas
☐ ☐ ☒	16. Identification of all watercourses, designated State wetlands, buffers, Federal wetlands, floodplains, rock outcroppings, etc.
☒ ☐ ☐	17. Location of proposed storage
☒ ☐ ☐	18. Identification of all existing or proposed sidewalks or pedestrian paths (show type, size and condition of existing sidewalks)
☒ ☐ ☐	19. Location, design specifications and construction material for all proposed site improvements (drains, culverts, retaining walls, berms, fences, etc.)
☒ ☐ ☐	20. Location and distance to fire hydrant
☒ ☐ ☐	21. Location, size, and material of all existing and proposed utility services
☒ ☐ ☐	22. Parking lot layout plan and identification of all loading areas (number all spaces)
☐ ☐ ☐	23. Parking demand calculations
☐ ☐ ☐	24. Identification of parking spaces and access points for physically impaired persons
☒ ☐ ☐	25. Location and screening plan for dumpster or recycling bins
☒ ☐ ☐	26. Location, design, type of construction and materials, proposed use and exterior dimensions of all buildings (existing and proposed) on site
☐ ☐ ☒	27. Identification of storage of any potentially hazardous materials
☐ ☐ ☐	28. Planting plan identifying quantity, species and size of all proposed new plant materials. Label existing plant material to be retained or removed.
☐ ☐ ☐	29. Lighting plan showing type, location and intensity of all existing and proposed exterior lighting fixtures
☐ ☐ ☒	30. Erosion and sediment control plan – including designated concrete truck washout area

Checklist prepared by: Tony Stellato Date: 3/25/16

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Commissary Kitchen

Project Location (describe, and attach a location map):
41 Washington Street, Saratoga Springs, NY

Brief Description of Proposed Action:
Architectural Review of a proposed remodel and expansion of an existing 650 sq. ft. commercial kitchen into an adjoining room to occupy a total area of approximately 2,000 sq. ft. Changes to the exterior of the building include replacement of exterior doors, construction of a covered loading dock and ramp, and installation of mechanical equipment.

Name of Applicant or Sponsor:	Telepho [redacted]
Adelphi Hotel Partners LLC, c/o Jeff Ward	E-Mail: [redacted]

Address:
8 Paddocks Circle

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Saratoga Springs Design Review Commission - Architectural Review, Saratoga Springs Building Department - Building Permit NYS Department of Health - Food Service Establishment Permit	☐	☑

3.a. Total acreage of the site of the proposed action? 0.4 acres
b. Total acreage to be physically disturbed? 0.09 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.4 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Religious Institution
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☐	☑
b. Is the proposed action located in an archeological sensitive area?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES Existing and proposed drainage pattern to Washington Street are substantially the same.		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: This answer auto-filled by NYSDEC mapper tool; however, no data is available on theNYSDEC Environmental Site Remediation Database, and none are known by Applicant.	☐	☑

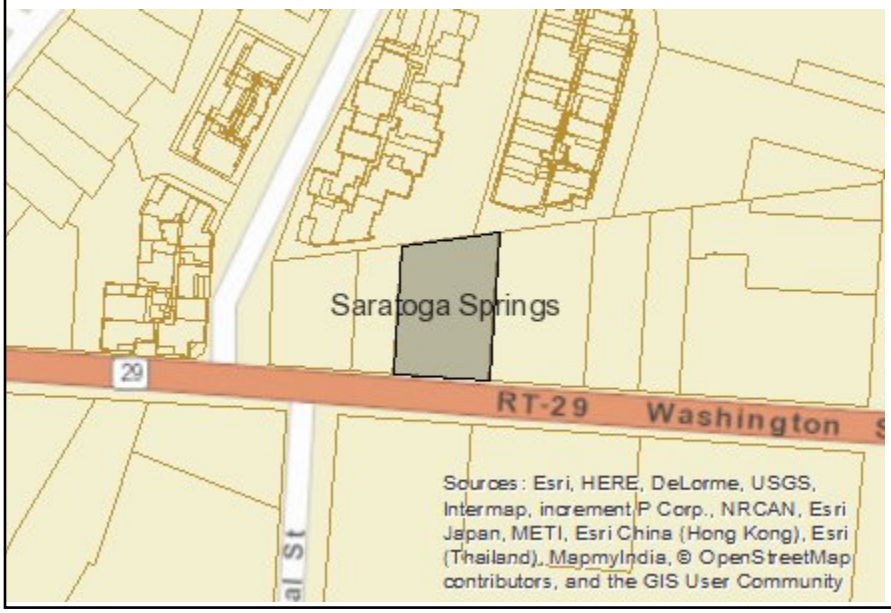
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Tony Stellato, P.E./CHA, Agent for Applicant Date: 3/25/2016

Signature: _____

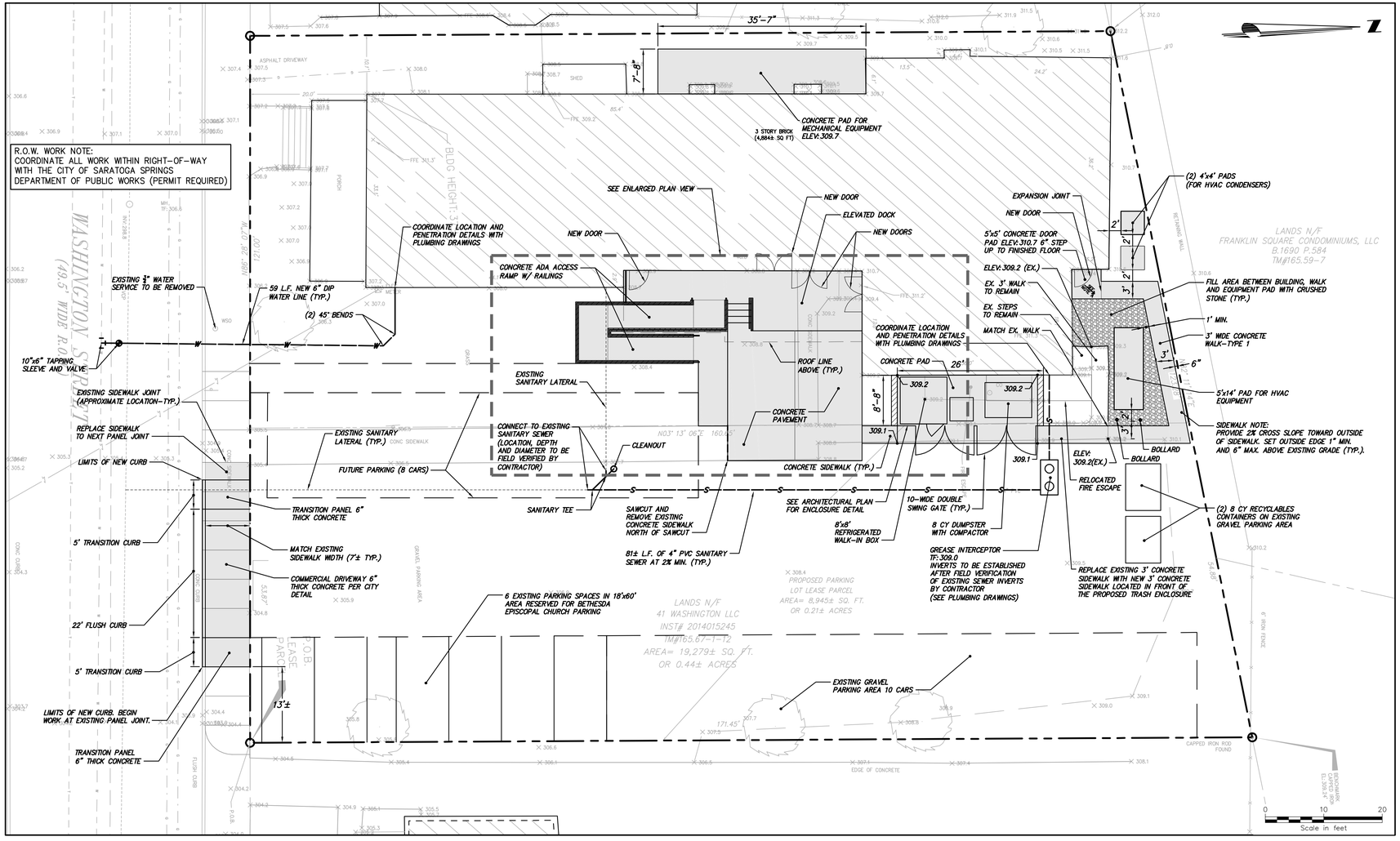
EAF Mapper Summary Report

Thursday, December 17, 2015 1:37 PM



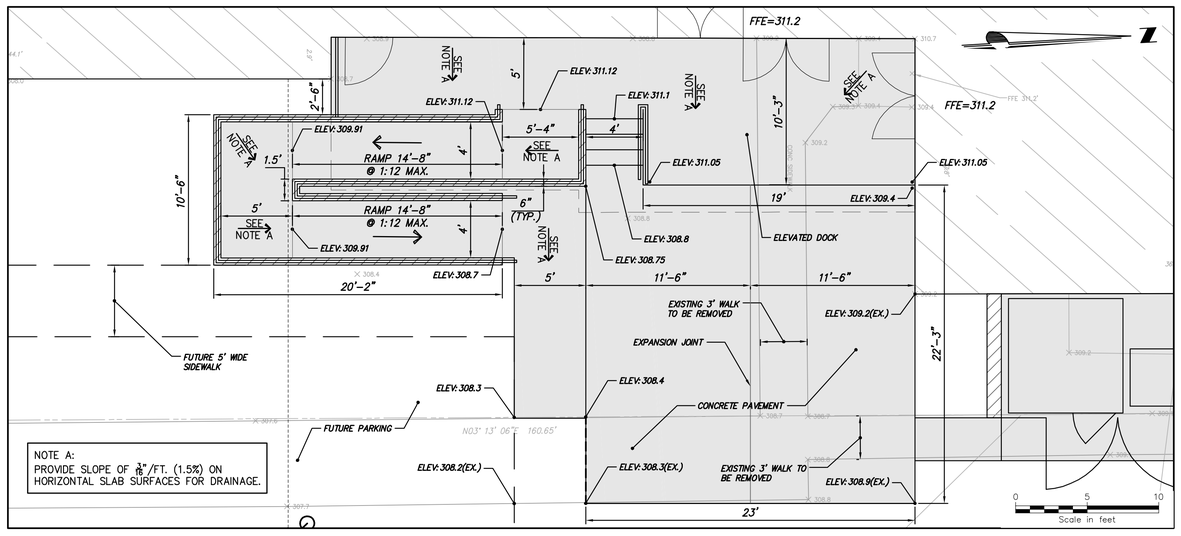
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes



OVERALL PLAN VIEW OF 41 WASHINGTON STREET SITE

SCALE: 1"=10'



ENLARGED PLAN VIEW OF ADA ACCESS RAMP AND LOADING DOCK

SCALE: 1"=5'

File: V:\PROJECTS\ANY\X3\28352\CADD_ACAD\OVL\41_WASH-AVE_COMMISSARY-KITCHEN_PH6001.DWG
Saved: 3/8/2016 3:22:39 PM Plotted: 3/8/2016 3:24:16 PM Current User: Chlopecki, Jason LastSavedBy: 2260

SURVEY NOTES:

1. BASE MAPPING PREPARED BY CHA FROM A APRIL 2014 FIELD SURVEY.
2. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. MAPPING PREPARED ON NEW YORK STATE PLANE COORDINATE SYSTEM – NAD83 EAST ZONE.
3. CONTOURS AND ELEVATIONS SHOWN ON NGVD29 VERTICAL DATUM BASED ON GPS OBSERVATIONS.
4. REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY, TITLE COMMITMENT, ORDER NUMBER S-060762, ISSUED BY SNEERINGER MONOHAN PROVOST REDGRAVE TITLE AGENCY, INC., HAVING AN EFFECTIVE DATE OF 11/29/2013 AND RE-DATED 5/01/14. .
5. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 8, 11B, 13, 14, 16, 17, 18, 19 AND 20A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
7. SUBJECT PARCEL LOCATED WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, SARATOGA COUNTY, NY, PANEL 433 OF 693, MAP NUMBER 36091C0433E, EFFECTIVE DATE AUGUST 16, 1995.
8. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES ARE SHOWN BASED ON THE FIELD SURVEYED LOCATION OF SURFACE FEATURES COMBINED WITH INFORMATION FROM AVAILABLE, IF ANY, RECORD PLANS. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY DIFFER SOMEWHAT FROM WHAT IS SHOWN AND OTHERS MAY EXIST.

MAP REFERENCES:

1. MAP ENTITLED "MAP OF A NUMBER OF BUILDING LOTS & BUILDINGS NEAR THE CONGRESS SPRING IN THE COUNTY OF SARATOGA BEING THE PROPERTY OF THE HEIRS OF GIDEON PUTNAM, DECEASED, AS THE SAME WAS SURVEYED IN 1810." AS PREPARED BY JAMES SCOTT, DATED AUGUST 1825.
2. MAP ENTITLED "LANDS TO BE CONVEYED TO LAURENCE H. BURD, JR." AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979. DATED DECEMBER 9, 1987 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS C1-P1-F1.
3. MAP ENTITLED "LANDS OF SARATOGA HOTEL CORPORATION TO BE CONVEYED TO LAURENCE H. BURD AND ELEANOR G. BURD AND THE HUGUELY COMPANY." AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979, DATED NOVEMBER 22, 1980.
4. MAP ENTITLED "THE LOFTS AT 18 DIVISION STREET SITUATE IN THE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NY." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED AUGUST 27, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON AUGUST 29, 2007 AS MAP L-714.
5. MAP ENTITLED "CONDOMINIUM MAP LANDS OF FRANKLIN SQUARE CONDOMINIUMS, LLC." AS PREPARED BY PAUL F. TOMMELL, DATED FEBRUARY 15, 2006 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON MARCH 1, 2006 AS MAP F-316.
6. MAP ENTITLED "FRANKLIN SQUARE – PHASE IV 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, NEW YORK LAYOUT LANDSCAPE & LIGHTING PLAN." AS PREPARED BY THE L.A. GROUP, DATED FEBRUARY 12, 2004 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695.
7. MAP ENTITLED "MAP OF LANDS OF THE BETHESDA CHURCH SITUATE AT WASHINGTON STREET CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2013.
8. MAP ENTITLED "SURVEY OF LAND OF ADELPHI HOTEL, LIMITED, A NEW YORK CORPORATION LOCATED AT 361-365 BROADWAY CITY OF SARATOGA SPRINGS (INSIDE DISTRICT)." AS PREPARED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP, DATED APRIL 13, 2012.
9. MAP ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF MARTELL BROTHERS BREWING COMPANY, LLC INSTRUMENT NO. 2011003784 AND MARTELL BREWING BROTHERS, LLC INSTRUMENT NO. 2011003786." AS PREPARED BY PAUL F. TOMMELL, DATED OCTOBER 27, 2011 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS M2012046.
10. MAP ENTITLED "AS-BUILT MAP FRANKLIN SQUARE CONDOMINIUMS PHASE 4 SITUATE AT 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, N.Y.S." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695A.
11. MAP ENTITLED "PLAT OF SURVEY OF THE RIP VAN DAM BUILDING." AS PREPARED BY CHA, DATED MARCH 4, 2013.

GENERAL NOTES:

1. SEE CITY OF SARATOGA SPRINGS STANDARD DETAILS FOR TYPE 2A PRECAST CONCRETE CURB AND CONCRETE SIDEWALK FOR PEDESTRIAN TRAFFIC LOADING (TYPE 1) AND VEHICLE TRAFFIC LOADING (TYPE 2).
2. SEE STRUCTURAL DETAILS (BY OTHERS) FOR CONCRETE RAMPS, STEPS, LANDINGS, RAILINGS, EQUIPMENT PADS AND PAVEMENT.

PROJECT PHASING NOTES:

DISTURBED AND NEW IMPERVIOUS AREAS ARE CALCULATED AS FOLLOWS:

PHASE 1:

A. DOCK AND RAMP:
DISTURBED AREA= 1170 S.F.
NEW IMPERVIOUS AREA= 930 S.F.

B. NORTH EXIT AND EQUIPMENT AREA:
DISTURBED AREA= 485 S.F.
NEW IMPERVIOUS AREA= 265 S.F.

C. UTILITY WORK:
DISTURBED AREA= 1445 S.F.
NEW IMPERVIOUS AREA= 0 S.F.

PHASE 1 DISTURBED AREA= 3100 S.F. (0.07 Ac.)
PHASE 1 NEW IMPERVIOUS AREA= 1195 S.F.

PHASE 2:

A. WASHINGTON STREET SIDEWALK:
DISTURBED AREA= 300 S.F.
NEW IMPERVIOUS AREA= 0 S.F.

B. WEST EQUIPMENT AREA:
DISTURBED AREA= 275 S.F.
NEW IMPERVIOUS AREA= 260 S.F.

C. TRASH ENCLOSURE:
DISTURBED AREA= 485 S.F.
NEW IMPERVIOUS AREA= 190 S.F.

PHASE 2 DISTURBED AREA= 1060 S.F. (0.03 Ac.)
PHASE 2 NEW IMPERVIOUS AREA= 450 S.F.

BID SET 3/8/2016

SALT&CHAR

ISSUE	DATE	DOB	Consultants	D.R.C.	Contractor	Owner/Rep	LANDLORD

OWNER
RBC CONSTRUCTION
8 Paddocks Circle, Saratoga Springs, NY 12866
518-786-7100

DESIGN ARCHITECT
CMS ARCHITECTURE + DESIGN
186 5th Avenue - 2nd Floor, New York, NY 10010
212.242.3377 fax 212.481.8456
design@cmsarchitecture.com

NOTE
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SITE / CIVIL ENGINEERING
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111 Winners Circle | Albany, NY 12205 | 518.453.3927

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RYAN BIGGS CLARK DAVIS
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257 Ushers Road p. 518.406.5506
Clifton Park, NY 12065 f. 518.406.5514
www.ryanbiggs.com

M.E.P CONSULTING ENGINEERS
GPI
Greenman-Pedersen, Inc.
Engineering and Construction Services
50 Glenmaura National Blvd.
Suite 102, P.O. Box 577
Scranton, PA 18505

KITCHEN DESIGN CONSULTANTS
YUI DESIGN
YuiDesign, Inc.
704 Sligo Creek Parkway
Takoma Park, MD 20912
301.270.8950

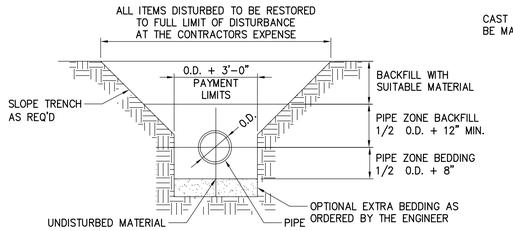
SEAL:
STATE OF NEW YORK · ANTHONY P. STELLATO JR. · LICENSED PROFESSIONAL ENGINEER · 095106

PROJECT:
COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY

SITE PLAN

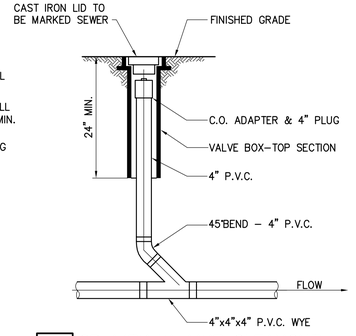
DATE: 03/08/2016
PROJECT NO: 28352
DRAWING BY: SHW
CHK BY: APS

C-101

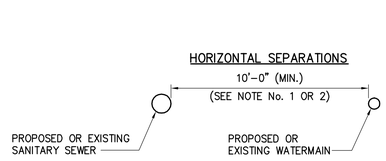


NOTE:
1. PIPE ZONE BEDDING SHALL CONFORM TO NYSDOT SECTION 703-02, SIZE 2 CRUSHED STONE
2. PIPE ZONE BACKFILL SHALL CONFORM TO NYSDOT SECTION 304 TYPE 4 SUBBASE.
3. SUITABLE MATERIAL SHALL CONFORM TO NYSDOT SECTION733-11.

1 TYPICAL TRENCH DETAIL
SCALE: N.T.S.



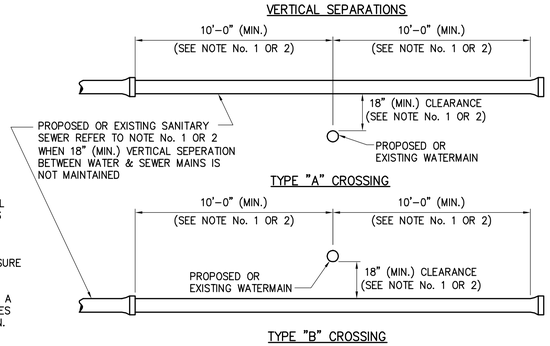
2 GRAVITY IN-LINE CLEANOUT
SCALE: N.T.S.



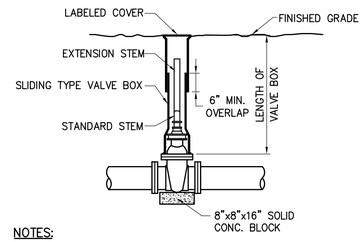
NOTES:

WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPERATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:

1. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATERMAIN AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. EITHER THE WATERMAIN OR THE SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATERMAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE REVIEW AGENCY FOR USE IN WATERMAIN CONSTRUCTION.



3 SEWERMAIN & WATERMAIN SEPARATION DETAIL
SCALE: N.T.S.



NOTES:

1. VALVE BOX COVERS SHALL BE CAST WITH AN ARROW POINTING TO THE DIRECTION OF THE OPENING AND THE WORD "OPEN". BOX AND COVER SHALL BE TAR COATED. INSTALLATION OF EXTENSION STEM REQUIRED IF STANDARD STEM IS MORE THAN FIVE (5) FEET FROM FINISHED GRADE.
2. GATE VALVE MUST MEET AWWA C509 REQUIREMENTS
3. VALVE OPEN IN COUNTERCLOCKWISE DIRECTION REQUIRED.
4. PROVIDE A MINIMUM OF ONE VALVE KEY TO UTILITY OWNER.

4 GATE VALVE
SCALE: N.T.S.

TYPE A BLOCKING FOR 11 1/4° & 22 1/2° VERT BENDS

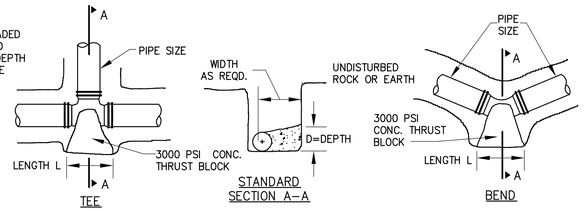
PIPE SIZE NOM DIA(INCHES)	VERTICAL BEND DEGREES	NO. OF CUFT OF CONC BLOCKING	SIDE OF CUBE (FEET)	DIA OF SHACKLE RODS(2)* (INCHES)	DEPTH IN CONC (FEET)
4"	11 1/4°	8	2.0	3/4"	1.6
	22 1/2°	16	2.5		
6"	11 1/4°	16	2.5	3/4"	1.6
	22 1/2°	32	3.2		
8"	11 1/4°	28	3.0	3/4"	1.6
	22 1/2°	55	3.8		
10"	11 1/4°	42	3.5	3/4"	1.6
	22 1/2°	83	4.4		
12"	11 1/4°	60	3.9	3/4"	1.6
	22 1/2°	118	4.9	7/8"	2.2
14"	11 1/4°	81	4.3	7/8"	2.2
	22 1/2°	158	5.4		
16"	11 1/4°	104	4.7	7/8"	2.2
	22 1/2°	205	5.9	1 1/8"	3.7
18"	11 1/4°	131	5.1	7/8"	2.2
	22 1/2°	257	6.4	1 1/8"	3.7
20"	11 1/4°	161	5.4	7/8"	2.2
	22 1/2°	316	6.8	1 1/4"	4.6
24"	11 1/4°	229	6.1	1"	2.9
	22 1/2°	450	7.7	1 3/8"	5.7

TYPE B BLOCKING FOR 45° VERTICAL BENDS

PIPE SIZE NOM DIA(INCHES)	NO. OF CUFT OF CONC BLOCKING	SIDE OF CUBE (FEET)	DIA OF SHACKLE RODS(2)* (INCHES)	DEPTH OF RODS IN CONC (FEET)
4"	29	3.1	3/4"	1.6
6"	59	3.9		
8"	102	4.7		
10"	154	5.4		
12"	218	6.0		
14"	292	6.6	7/8"	2.2
16"	378	7.2	1 1/8"	3.7
18"	478	7.8		
20"	583	8.3	1 1/4"	4.6
24"	832	9.4	1 3/8"	5.7

REQUIRED BEARING AREAS & DIMENSIONS
FOR CONCRETE THRUST BLOCKS

PIPE SIZE (IN.)	TEE(See Note 5) AREA Sq.Ft.	TEE(See Note 5) Dimen. D x L	90°(1/4)BEND AREA Sq.Ft.	90°(1/4)BEND Dimen. D x L	45°(1/8)BEND AREA Sq.Ft.	45°(1/8)BEND Dimen. D x L	22-1/2°(1/16)BEND AREA Sq.Ft.	22-1/2°(1/16)BEND Dimen. D x L	11-1/4°(1/32)BEND AREA Sq.Ft.	11-1/4°(1/32)BEND Dimen. D x L
3 & 4	1.4	1.0 x 1.5	2.0	1.0 x 2.0	1.1	1.0 x 1.5	0.6	0.5 x 1.5	0.3	0.5 x 1.0
6	3.2	1.5 x 2.5	4.5	2.0 x 2.5	2.4	1.5 x 2.0	1.2	1.0 x 1.5	0.6	1.5 x 1.5
8	5.7	2.0 x 3.0	8.0	2.0 x 4.0	4.3	2.0 x 2.5	2.2	1.5 x 1.5	1.1	1.0 x 1.5
12	12.7	3.5 x 3.5	18.0	4.0 x 4.5	9.7	2.5 x 4.0	5.0	2.0 x 2.5	2.5	1.5 x 2.0
14	24.6	6.0 x 4.5	24.6	6.0 x 4.5	13.3	3.5 x 4.0	6.8	2.0 x 3.5	3.4	1.5 x 2.5
16	50.0	6.0 x 8.5	50.0	6.0 x 8.5	27.0	5.0 x 5.5	13.8	3.5 x 4.0	6.9	2.5 x 3.0
24	72.0	8.0 x 9.0	72.0	8.0 x 9.0	39.0	5.0 x 8.0	20.0	4.0 x 5.0	10.0	3.0 x 3.5



5 THRUST BLOCK DETAILS
SCALE: N.T.S.

THRUST BLOCK NOTES

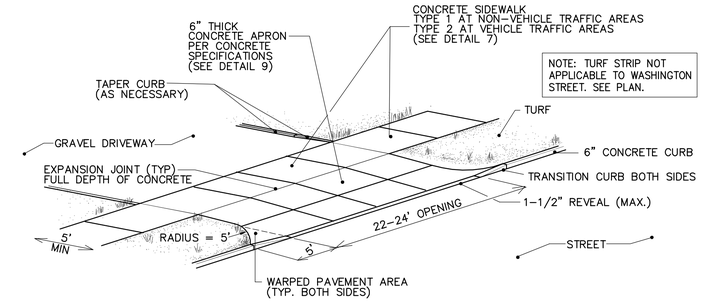
1. FOR REQUIRED BEARING AREA DIMENSIONS D & L SEE TABLE. DIMENSIONS OF D & L OTHER THAN THOSE SHOWN IN THE TABLE MAY BE USED PROVIDED THEY YIELD A BEARING AREA EQUAL TO OR LARGER THAN THAT REQUIRED.
2. CONCRETE NOT TO OVERLAP ANY JOINT.
3. CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR INSTALLING ANY OF THE JOINTING HARDWARE.
4. APPROXIMATE VOLUME OF CONCRETE THRUST BLOCK:

$$V = \frac{LD\ (W+ID) - ID}{81}$$

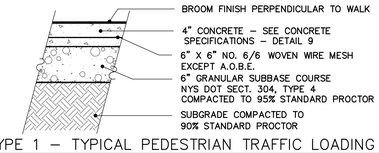
WHERE:

V = VOLUME IN CUBIC YARDS
L = LENGTH OF BLOCK IN FEET
D = DEPTH OF BLOCK IN FEET
W = WIDTH OF BLOCK IN FEET
ID = INSIDE DIAMETER OF PIPE IN FEET

5. VALUES FOR TEE ALSO APPLY TO END PLUGS, CAPS, AND TAPPING SLEEVES.
6. REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150 PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE. NORMAL PIPE DIAMETER USED.
7. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 2000 LBS. PER SQUARE FOOT FOR SAND. DUE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE ENGINEER.
8. IN MUCK, PEAT, OR RECENTLY PLACED FILL ALL THRUST SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS, ALL AS REQUIRED BY THE ENGINEER.



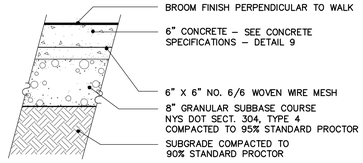
6 CITY OF SARATOGA SPRINGS TYPE 2 DRIVEWAY CURB RAMP DETAIL
SCALE: N.T.S.



TYPE 1 - TYPICAL PEDESTRIAN TRAFFIC LOADING

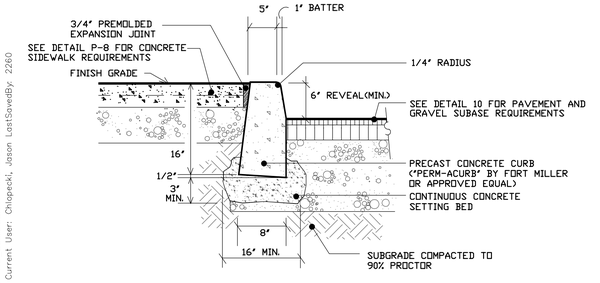
SIDEWALK NOTES:

EXPANSION JOINT SPACING - 20'-25' O.C.
CONTROL JOINT SPACING - 5' O.C. NOMINAL
CROSS SLOPE - 1/8" TO 1/4" PER FOOT (MAX.SLOPE 1:50 TYP.) TOWARDS STREET OR A.O.B.E.
MAX. SLOPE ALONG THE LENGTH OF THE WALK SHOULD NOT EXCEED 1:12
CONSTRUCTION JOINT DETAILS TO BE SUBMITTED AND APPROVED BY CITY ENGINEER
SIDEWALK WIDTH TO BE 5' MIN. OR AS ORDERED BY CITY ENGINEER



TYPE 2 - VEHICLE TRAFFIC LOADING (ACROSS DRIVEWAYS)

7 CITY OF SARATOGA SPRINGS SIDEWALK DETAILS
SCALE: N.T.S.



CURB AND PLACEMENT SHALL CONFORM TO N.Y.S. DOT STDS. SEC. 609-3.06

NOTES:
1.) CONCRETE STRENGTH SHALL BE 5,000 P.S.I. AVG.
2.) ENTRAINED AIR SHALL BE 5 % - 9 %
3.) WATER/CEMENT RATIO SHALL BE LESS THAN 0.40
4.) AVERAGE FREEZE/THAW LOSS SHALL BE LESS THAN 4 %
5.) STEEL/FIBERGLASS FORM FINISH
6.) MANUFACTURED IN ACCORDANCE WITH N.Y.S.D.O.T. SEC 714-04
7.) BUTT UNITS TOGETHER WITHOUT MORTAR

8 CITY OF SARATOGA SPRINGS TYPE 2A PRECAST CONCRETE CURB DETAIL
SCALE: N.T.S.

CITY OF SARATOGA SPRINGS CONCRETE SPECIFICATIONS

1) THE FOLLOWING CONCRETE SPECIFICATIONS SHALL APPLY TO ALL CONCRETE WORK WITHIN THE CITY OF SARATOGA SPRINGS RIGHT OF WAY AND/OR WITHIN THE APPROVAL AUTHORITY OF THE PLANNING BOARD. ALL MATERIALS MUST BE FROM A NYSDOT APPROVED SOURCE. QUANTITIES MAY VARY DUE TO VARIATIONS IN MATERIALS. (PLANT BATCH TICKETS SHALL BE PROVIDED TO THE CITY ENGINEER UPON REQUEST.)

2) DURING COLD WEATHER (50 DEGREES AND COLDER) A NON-CHLORIDE ACCELERATOR IS REQUIRED PER A.C.I. SECT. 306R-88. DURING HOT WEATHER (90 DEG.AND ABOVE), AN INCREASE IN RETARDER IS REQUIRED TO CONTROL SET TIME PER A.C.I. SECT. 305R-99.

3) SIDEWALKS SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI AND SHALL HAVE THE FOLLOWING CONCRETE MIX DESIGNS:

COMMERCIAL SIDEWALK - TYPE 2:

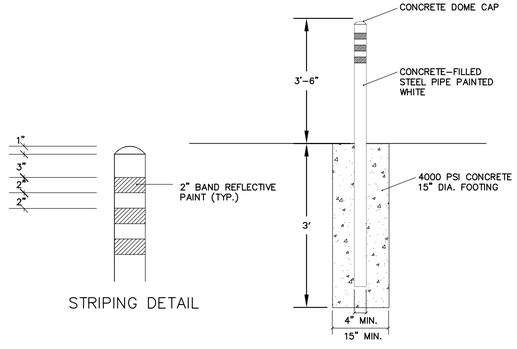
NON-SILICA FUME DESIGN MIX:	
TYPE I/II CEMENT	452 LB.
TYPE F FLYASH	112 LB
ASTM C-33 SAND	1478 LB.
NYSDOT #1 STONE	1580 LB.
WATER	260 LB. (31.2 GAL.)
TOTAL AIR CONTENT	6.5 +/- 1.0%
WATER CEMENT RATIO	0.46
SLUMP	3.00 IN.
CONCRETE UNIT WEIGHT	140-150 PCF
WATER REDUCER RETARDER	* SEE BELOW
AIR ENTRAINING AGENT	* SEE BELOW

* NOTE: A SUPER PLASTICIZER MAY BE USED TO INCREASE SLUMP AND WORKABILITY WITHOUT INCREASING THE WATER-CEMENT RATIO. UP TO 20 SUBSTITUTED WITH FLY ASH. THE INITIAL SLUMP PRIOR TO THE ADDITION OF A SUPERPLASTIZER IS APROX. 2" TO 3".

4) ALL SLIP-FORM CONCRETE CURBING SHALL CONFORM TO THE REQUIREMENTS FOR A CLASS J CONCRETE MIXTURE.

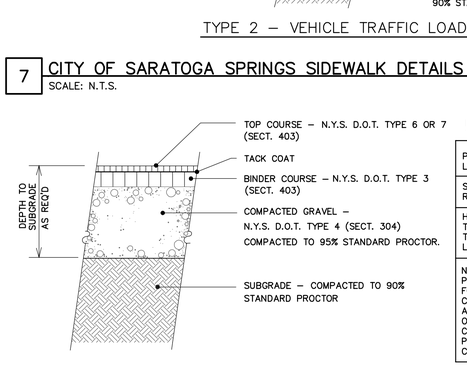
5) ANY CLARIFICATIONS, REVISIONS, MODIFICATIONS THERETO SHALL ONLY BE MADE SUBJECT TO APPROVAL OF THE CITY OF SARATOGA SPRINGS PLANNING BOARD.

9 CITY OF SARATOGA SPRINGS CONCRETE SPECIFICATIONS
SCALE: N.T.S.



STRIPING DETAIL

10 CITY OF SARATOGA SPRINGS PIPE BOLLARD DETAIL
SCALE: N.T.S.



PAVEMENT TYPE	TOP COURSE	BINDER COURSE	GRAVEL COURSE
PARKING LOT	1"	1-1/2"	8-10"
STANDARD ROADWAY	1-1/2"	3"	12"
HEAVILY TRAVELED/ TRUCK LOADING	2"	4"	12"

NOTE:
PAVEMENT SECTIONS SPECIFIED ARE TYPICAL FOR STREET, DRIVEWAY AND PARKING LOT CONSTRUCTION WHERE TRAFFIC VOLUMES AND LOADINGS ARE NOT EXCESSIVE. BASED ON ANTICIPATED VOLUMES AND LOADS, THE CITY ENGINEER MAY REQUIRE STRUCTURAL PAVEMENT SECTION TO BE INCREASED TO CARRY DESIGN LOADING.

11 CITY OF SARATOGA SPRINGS ASPHALT PAVEMENT DETAIL
SCALE: N.T.S.

BID SET
3/8/2016

SALT&CHAR

ISSUE | DATE | DOB | Consultants | D.R.C. | Contractor | Owner/Rep | LANDLORD

OWNER
RBC CONSTRUCTION
8 Paddocks Circle, Saratoga Springs, NY 12866
518-786-7100

DESIGN ARCHITECT
CMS ARCHITECTURE + DESIGN
186 5th Avenue - 2nd Floor, New York, NY 10010
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Scranton, PA 18505

KITCHEN DESIGN CONSULTANTS
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704 Sligo Creek Parkway
Takoma Park, MD 20912
301.270.8950

SEAL:
STATE OF NEW YORK ANTHONY P. STELLATO JR. 085108 LICENSED PROFESSIONAL ENGINEER

PROJECT:
COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY

SITE DETAILS

DATE: 03/08/2016
PROJECT NO: 28352
DRAWING BY: SHW
CHK BY: APS

C-601

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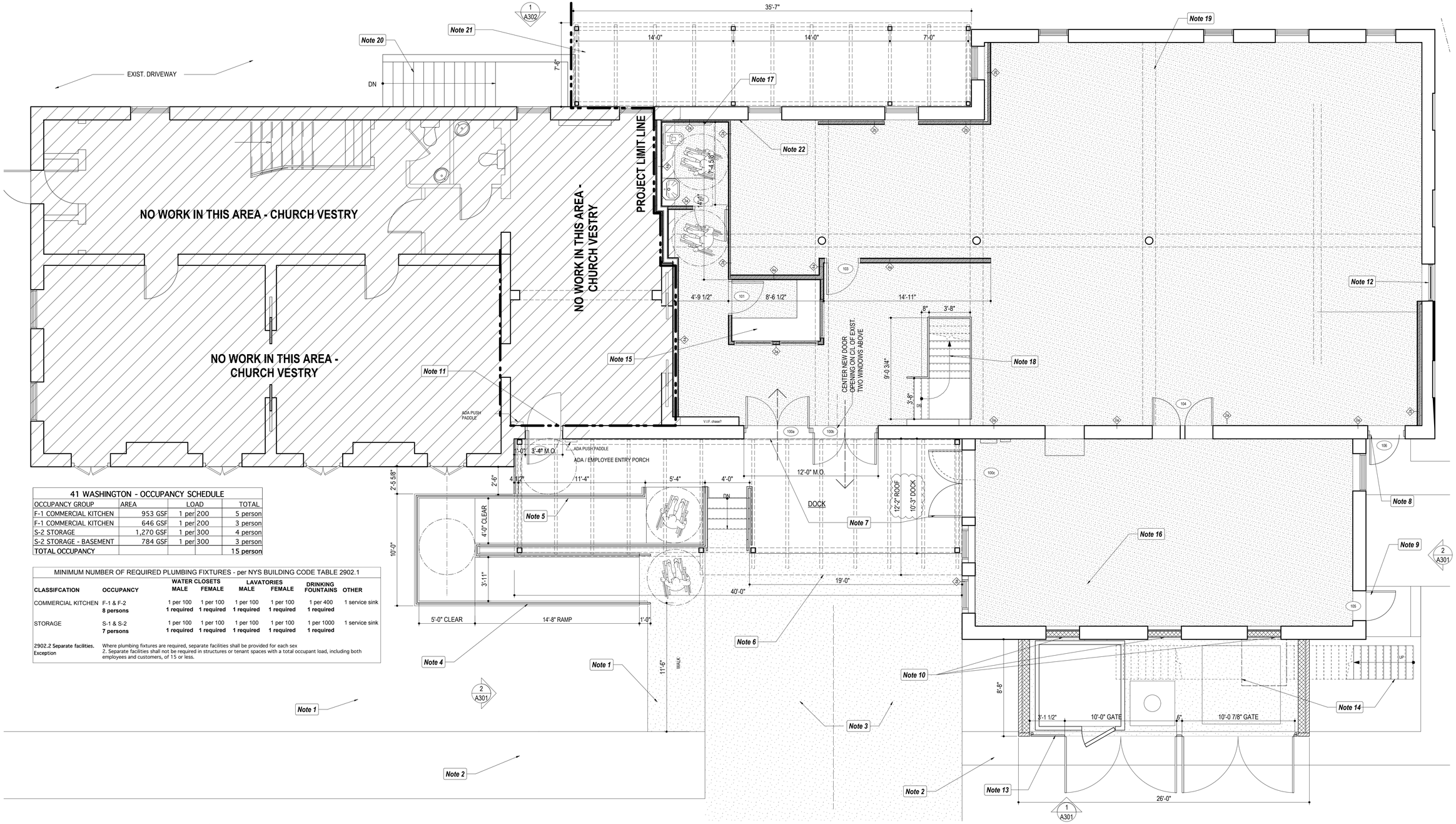

41 WASHINGTON - OCCUPANCY SCHEDULE

OCCUPANCY GROUP	AREA	LOAD		TOTAL
F-1 COMMERCIAL KITCHEN	953 GSF	1 per	200	5 person
F-1 COMMERCIAL KITCHEN	646 GSF	1 per	200	3 person
S-2 STORAGE	1,270 GSF	1 per	300	4 person
S-2 STORAGE - BASEMENT	784 GSF	1 per	300	3 person
TOTAL OCCUPANCY				15 person

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES - per NYS BUILDING CODE TABLE 2902.1

CLASSIFCATION	OCCUPANCY	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAINS	OTHER
COMMERCIAL KITCHEN	F-1 & F-2	1 per 100	1 per 100	1 per 100	1 per 100	1 per 400	1 service sink
	8 persons	**1 required**	**1 required**	**1 required**	**1 required**	**1 required**	
STORAGE	S-1 & S-2	1 per 100	1 per 100	1 per 100	1 per 100	1 per 1000	1 service sink
	7 persons	**1 required**	**1 required**	**1 required**	**1 required**	**1 required**	

2902.2 Separate facilities. Exception: Where plumbing fixtures are required, separate facilities shall be provided for each sex
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.

1 1st FLOOR PLAN - PROPOSED - Phase 1
Scale: 1/4" = 1'-0"

DOOR SCHEDULE - COMMISSARY - 41 WASHINGTON STREET, SARATOGA SPRINGS, NY

Code	Room	Type	Quantity	WxH		Finish	Thick	Frame Type	Frame Finish	Hardware Group	Fire Rating	Comments
001	Stair	Service Door	1	44" x 84" - VERIFY	HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry	45 min.	Vision Panel - max. 100 sq.in. , wire glass
100a	Entry	New Bi-parting Swing Door	1	68" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA	Inswing
100b	Entry	New Bi-parting Swing Door	1	68" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA	Outswing
100c	Entry - Kitchen	New Bi-parting Swing Door	1	68" x 96"	HM	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA	Outswing - w/ Vision Panles
101	Office	New Swing Door	1	34" x 84"	HM	Painted	1 3/4"	HM - Welded	Painted	Privacy Set	NA	w/ Large Vision Panel
102	ADA BATHROOM	New Swing Door	1	34" x 84"	HM	Stained	1 3/4"	HM - Welded	Painted	Privacy Set	NA	ADA Compliant
103	Butcher Room	New Swing Door	1	34" x 84"	HM	Stainless Steel	1 3/4"	HM - Welded	Painted	Double-Acting	NA	w/ Large Vision Panel. Verify security req'ts.
104	Cave Du Jour	Swing Kitchen Doors	1	60" x 84"	Stainless Clad	Brushed	1 3/4"	Double acting	Painted	Double-Acting	NA	Vision Panel. Verify Security req'ts [locking?]
105	Kitchen Entry	Service Door	1	36" x 84" - VERIFY	Existin HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry		Verify condition of Exist. door.
106	Kitchen Entry	Service Door	1	36" x 84" - VERIFY	HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry		New door in expanded masonry opening
107	Employee / ADA Entry	New Entry Single Door	1	36" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Metal	Painted	Entry Heavy Duty	NA	Outswing - provide ADA push paddle for compliant operation.

FILING SET: 02/26/2016

Notes: A-101 PROPOSED PLAN - PHASE 1

1. NEW CONC. SIDEWALK
2. EXIST. CONC. SIDEWALK
3. NEW CONCRETE LOADING SPACES
4. NEW CONC. RAMP w/ STEEL RAILS - PTD. BLACK
5. NEW CONC. PORCH w/ STEEL RAILS - PTD. BLACK
6. NEW ROOF OVER DOCK & ENTRY.
7. NEW EXPANDED OPENING FOR DOUBLE DOORS.
8. NEW DOOR IN EXIST. M.O.
9. EXIST. DOOR TO REMAIN
10. NEW BRICK INFILL IN EXIST. M.O. - SET BACK FROM EXIST. BRICK MIN. 1"
11. NEW DOOR IN NEW M.O.
12. NEW WINDOW IN EXIST. BLOCKED UP M.O.
13. PROPOSED DUMPSTER LOCATION. MIN. 8 FT. HIGH SIDEWALS [BRICK ON CMU TO MATCH EXIST. KITCHEN BUILDING. PROVIDE LOCKABLE METAL GATES W/ WOOD OR METAL SLAT INFILE TO BLOCK VIEW. PROVIDE CONC. PAD FOR DUMPSTERS.
14. EXIST. FIRE ESCAPE : FLIP 180°, ALTER EXIT. RAILS @ EXIST. LANDING ABOVE.
15. NEW RECEIVING OFFICE
16. NEW COOKLINE & EXHAUST HOOD - SEE KIT EQUIPT PLAN
17. NEW ADA BATHROOM
18. NEW STAIR DOWN TO BASEMENT [PHASE 1 LOCATION] SEE STRUCT. DRAWINGS FOR NEW FRAMING & DETAILS.
19. NEW REFRIGERATED WALK-IN BOXES - SEE KIT EQUIPT PLAN
20. EXIST. AREAWAY STAIR DOWN TO BASEMENT.
21. NEW ROOF [PHASE 1] OVER CONDENSOR UNITS & OVER PHASE 2 EGRESS LANDING PLATFORM.
22. NOTE: HOLD OFF EXIST. PLASTER WALLS WHERE POSSIBLE - SECURE FURRING AT FLOOR & CEILING ONLY.

SALT&CHAR

ISSUE	DATE	DOB	Consultants	D.R.C	Contractor	Owner/Rep	LANDLORD
BLDG. DEPT. SET	02/26/2016						

RBC CONSTRUCTION

DESIGN ARCHITECT
CMS ARCHITECTURE + **DESIGN**
199 5th Avenue - 2nd Floor, New York, NY 10010
212.242.3277 fax 212.481.8456
design@cmsarchitecture.com

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301.270.8950

SEAL:

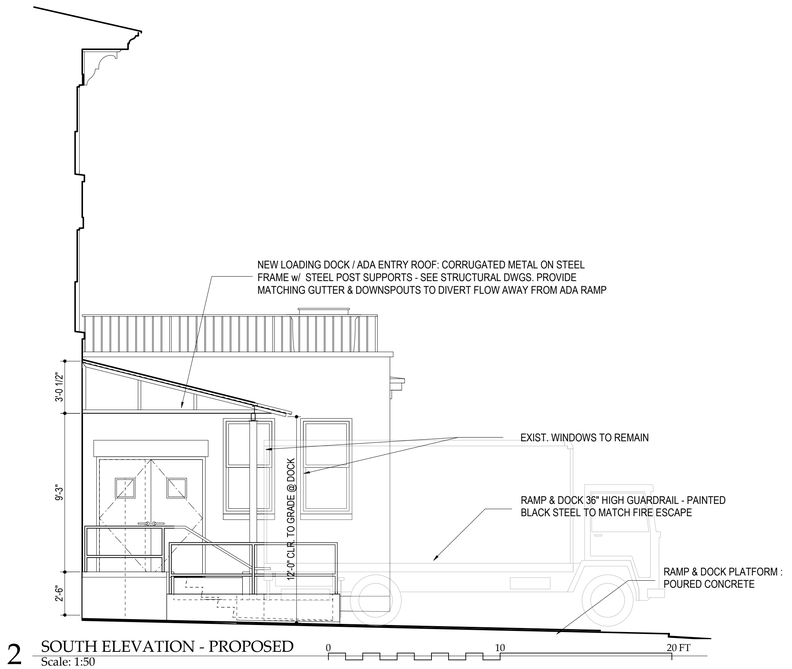
PROJECT:
COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY

1ST FLOOR PLAN
DOOR SCHEDULE

DATE: February 25, 2016
PROJECT NO: 1516
DRAWING BY: DK
CHK BY: CMS

A 101.00

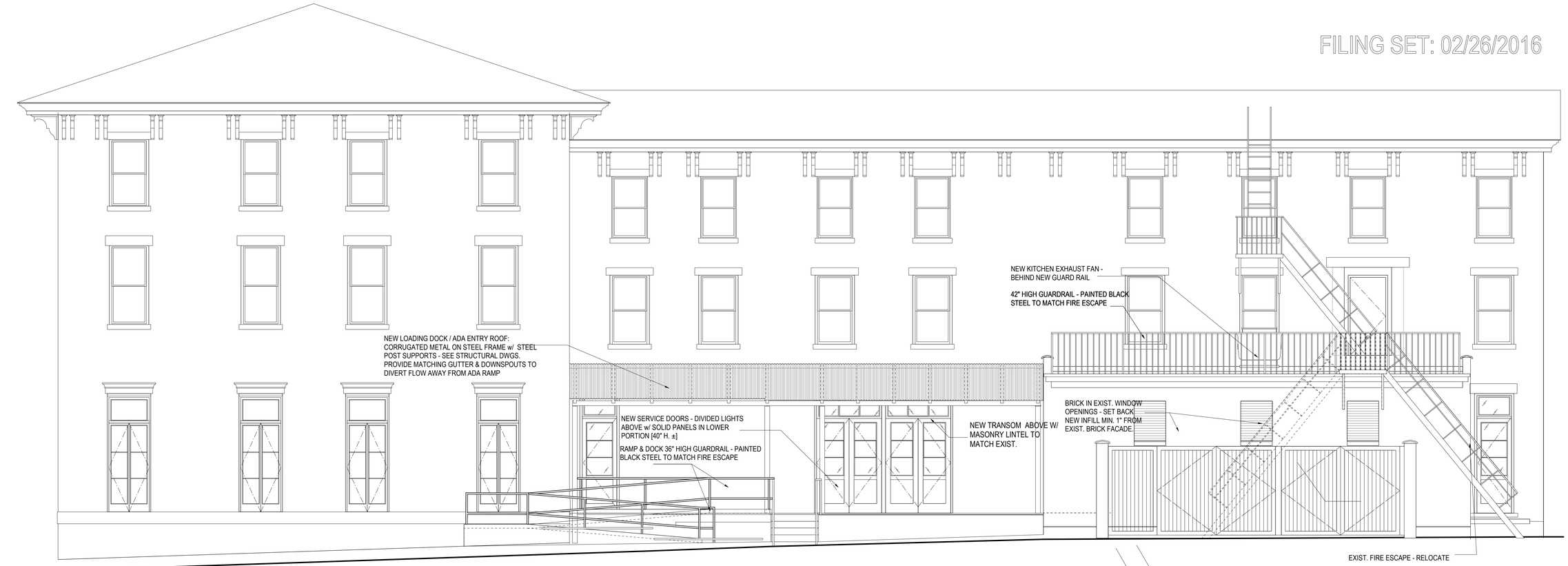
41 WASHINGTON-2016-0225.vwx



2 SOUTH ELEVATION - PROPOSED
Scale: 1:50

3 NORTH ELEVATION - PROPOSED
Scale: 1:50

FILING SET: 02/26/2016



1 EAST ELEVATION - PROPOSED
Scale: 1:50

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ISSUE	DATE	DOB	Consultants	D.R.C	Contractor	OwnerRep	LANDLORD
BLDG. DEPT. SET	02/26/2016	X	X		X	X	X

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41 WASHINGTON ST.
SARATOGA SPRINGS, NY

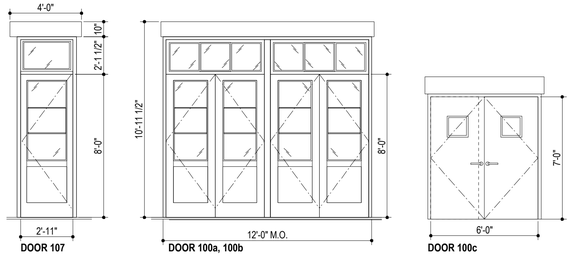
ELEVATIONS PROPOSED

DATE: February 25, 2016
PROJECT NO: 1516
DRAWING BY: DK
CHK BY: CMS

A 301.00

41 WASHINGTON-2016-0225.vwx

DOOR TYPES



DOOR 107 | DOOR 100a, 100b | DOOR 100c

DOOR SCHEDULE - COMMISSARY - 41 WASHINGTON STREET, SARATOGA SPRINGS, NY

Code	Room	Type	Quantity	WxH		Finish	Thick	Frame Type	Frame Finish	Hardware Group	Fire Rating	Comments
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FILING SET: 02/26/2016

1 WEST ELEVATION - PROPOSED
Scale: 1:50

0 10 20 30 40 50 FT

SALT&CHAR

ISSUE	DATE	DOB	Consultants	D.R.C	Contractor	Owner/Rep	LANDLORD
BLDG. DEPT. SET	02/26/2016						

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301.270.8950

SEAL:

PROJECT:
COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY
Thursday, February 11, 2016

WEST ELEVATION
DOOR TYPES & SCHED.

DATE: February 25, 2016
PROJECT NO: 1516
DRAWING BY: DK
CHK BY: CMS

A 302.00

41 WASHINGTON-2016-0225.vwx

SUGGESTED DESCRIPTION:

39 WASHINGTON STREET

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE ON THE NORTHERLY SIDE OF WASHINGTON STREET IN THE CITY OF SARATOGA SPRINGS, COUNTY OF SARATOGA AND STATE OF NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CAPPED IRON ROD ALONG THE NORTHERLY STREET BOUNDARY OF WASHINGTON STREET AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF UNIVERSAL BAPTIST CHURCH OF SARATOGA SPRINGS, AS DESCRIBED IN LIBER 967 OF DEEDS AT PAGE 809 ON THE EAST AND LANDS OF NOW OR FORMERLY OF 41 WASHINGTON LLC, AS DESCRIBED IN INSTRUMENT #2014015245, ON THE WEST; THENCE NORTH 86°-28'-07" WEST, ALONG SAID NORTHERLY STREET BOUNDARY OF WASHINGTON STREET, A DISTANCE OF 121.00 FEET TO A FOUND CAPPED IRON ROD AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF FIRST BAPTIST CHURCH, ON THE WEST AND SAID LANDS OF 41 WASHINGTON LLC, ON THE EAST; THENCE NORTH 03°-13'-06" EAST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 147.20 FEET TO A FOUND CAPPED IRON ROD AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF FRANKLIN SQUARE CONDOMINIUMS, LLC, AS DESCRIBED IN LIBER 1690 OF DEEDS AT PAGE 584, ON THE NORTH, AND SAID LANDS OF 41 WASHINGTON LLC, ON THE SOUTH; THENCE NORTH 82°-11'-14" EAST ALONG SAID LANDS OF FRANKLIN SQUARE CONDOMINIUMS, LLC AND LANDS NOW OR FORMERLY OF 10 DIVISION STREET OFFICES LLC, AS DESCRIBED IN LIBER 1688 OF DEEDS AT PAGE 402, A DISTANCE OF 123.28 FEET TO A FOUND CAPPED IRON ROD AT ITS INTERSECTION WITH THE FIRST MENTIONED PROPERTY DIVISION LINE; THENCE SOUTH 03°-13'-06" WEST ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 171.45 FEET TO THE POINT OR PLACE OF BEGINNING AND BEING 19,279 SQUARE FEET OR 0.44 ACRES OF LAND, MORE OR LESS AND KNOWN AS CITY OF SARATOGA SPRINGS TAX MAP NUMBER 165.67, BLOCK 1, PARCEL 12.

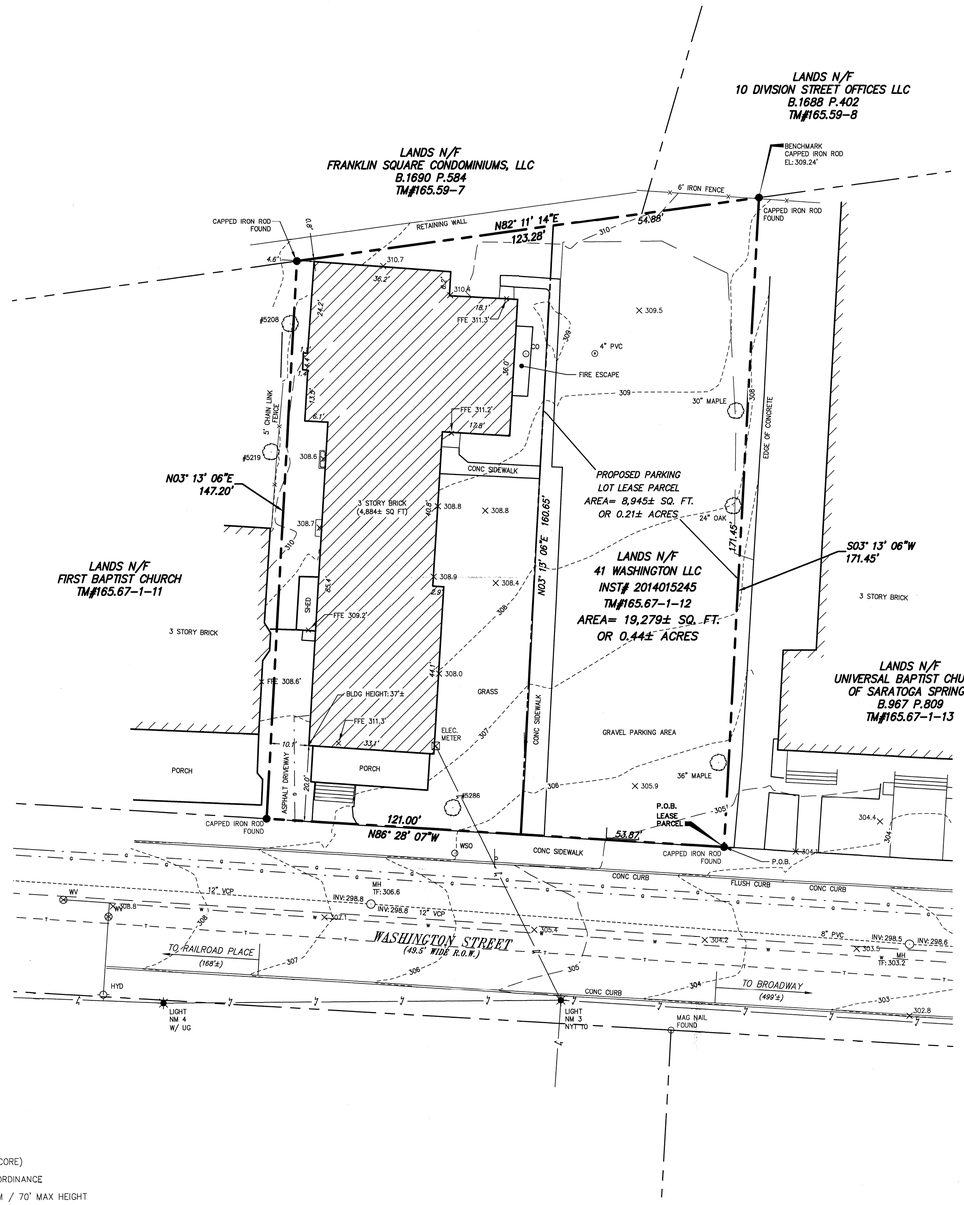
PARKING LOT LEASE PARCEL OVER 39 WASHINGTON STREET

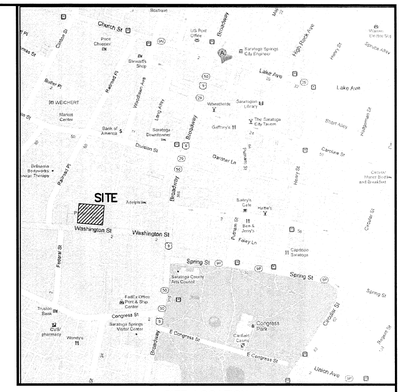
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE ON THE NORTHERLY SIDE OF WASHINGTON STREET IN THE CITY OF SARATOGA SPRINGS, COUNTY OF SARATOGA AND STATE OF NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CAPPED IRON ROD ALONG THE NORTHERLY STREET BOUNDARY OF WASHINGTON STREET IN THE CITY OF SARATOGA SPRINGS, COUNTY OF SARATOGA AND STATE OF NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CAPPED IRON ROD ALONG THE NORTHERLY STREET BOUNDARY OF WASHINGTON STREET AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF UNIVERSAL BAPTIST CHURCH OF SARATOGA SPRINGS, AS DESCRIBED IN LIBER 967 OF DEEDS AT PAGE 809 ON THE EAST AND LANDS OF NOW OR FORMERLY OF 41 WASHINGTON LLC, AS DESCRIBED IN INSTRUMENT #2014015245, ON THE WEST; THENCE NORTH 86°-28'-07" WEST, ALONG SAID NORTHERLY STREET BOUNDARY OF WASHINGTON STREET, A DISTANCE OF 53.87 FEET TO A POINT; THENCE NORTH 03°-13'-06" EAST, THROUGH SAID LANDS OF 41 WASHINGTON LLC, 160.65 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF FRANKLIN SQUARE CONDOMINIUMS, LLC, AS DESCRIBED IN LIBER 1690 OF DEEDS AT PAGE 584, ON THE NORTH, AND SAID LANDS OF 41 WASHINGTON LLC, ON THE SOUTH; THENCE NORTH 82°-11'-14" EAST ALONG SAID LANDS OF FRANKLIN SQUARE CONDOMINIUMS, LLC AND LANDS NOW OR FORMERLY OF 10 DIVISION STREET OFFICES LLC, AS DESCRIBED IN LIBER 1688 OF DEEDS AT PAGE 402, A DISTANCE OF 54.88 FEET TO A POINT AT ITS INTERSECTION WITH THE FIRST MENTIONED PROPERTY DIVISION LINE; THENCE SOUTH 03°-13'-06" WEST ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 171.45 FEET TO THE POINT OR PLACE OF BEGINNING AND BEING 8,945 SQUARE FEET OR 0.21 ACRES OF LAND, MORE OR LESS.

SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
SUBJECT TO ANY STATE OF FACTS THAT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.





SITE LOCATION
(SCALE: NONE)

NOTES:

1. BASE MAPPING PREPARED BY CHA FROM A APRIL 2014 FIELD SURVEY.

2. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. MAPPING PREPARED ON NEW YORK STATE PLANE COORDINATE SYSTEM – NAD83 EAST ZONE.

3. CONTOURS AND ELEVATIONS SHOWN ON NGVD29 VERTICAL DATUM BASED ON GPS OBSERVATIONS.

4. REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY, TITLE COMMITMENT, ORDER NUMBER S-61238, ISSUED BY SNEERINGER MONOHAN PROVOST REDGRAVE TITLE AGENCY, INC., HAVING AN EFFECTIVE DATE OF 11/05/14.

5. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 8, 11B, 13, 14, 16, 17, 18, 19 AND 20A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

7. SUBJECT PARCEL LOCATED WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, SARATOGA COUNTY, NY, PANEL 433 OF 693, MAP NUMBER 36091C0433E, EFFECTIVE DATE AUGUST 16, 1995.

8. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES ARE SHOWN BASED ON THE FIELD SURVEYED LOCATION OF SURFACE FEATURES COMBINED WITH INFORMATION FROM AVAILABLE, IF ANY, RECORD PLANS. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY DIFFER SOMEWHAT FROM WHAT IS SHOWN AND OTHERS MAY EXIST.

MAP REFERENCES:

1. MAP ENTITLED "MAP OF A NUMBER OF BUILDING LOTS & BUILDINGS NEAR THE CONGRESS SPRING IN THE COUNTY OF SARATOGA BEING THE PROPERTY OF THE HEIRS OF GIDEON PUTNAM, DECEASED, AS THE SAME WAS SURVEYED IN 1810." AS PREPARED BY JAMES SCOTT, DATED AUGUST 1825.

2. MAP ENTITLED "LANDS TO BE CONVEYED TO LAURENCE H. BURD, JR." AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979. DATED DECEMBER 9, 1987 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS C1-P1-F1.

3. MAP ENTITLED "LANDS OF SARATOGA HOTEL CORPORATION TO BE CONVEYED TO LAURENCE H. BURD AND ELEANOR G. BURD AND THE HUGUELY COMPANY." AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979, DATED NOVEMBER 22, 1980.

4. MAP ENTITLED "THE LOFTS AT 18 DIVISION STREET SITUATE IN THE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NY." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED AUGUST 27, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON AUGUST 29, 2007 AS MAP L-714.

5. MAP ENTITLED "CONDOMINIUM MAP LANDS OF FRANKLIN SQUARE CONDOMINIUMS, LLC." AS PREPARED BY PAUL F. TOMMELL, DATED FEBRUARY 15, 2006 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON MARCH 1, 2006 AS MAP F-316.

6. MAP ENTITLED "FRANKLIN SQUARE – PHASE IV 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, NEW YORK LAYOUT LANDSCAPE & LIGHTING PLAN." AS PREPARED BY THE L.A. GROUP, DATED FEBRUARY 12, 2004 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695.

7. MAP ENTITLED "MAP OF LANDS OF THE BETHESDA CHURCH SITUATE AT WASHINGTON STREET CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2013.

8. MAP ENTITLED "SURVEY OF LAND OF ADELPHI HOTEL, LIMITED, A NEW YORK CORPORATION LOCATED AT 361-365 BROADWAY CITY OF SARATOGA SPRINGS (INSIDE DISTRICT)." AS PREPARED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP, DATED APRIL 13, 2012.

9. MAP ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF MARTELL BROTHERS BREWING COMPANY, LLC INSTRUMENT NO. 2011003784 AND MARTELL BREWING BROTHERS, LLC INSTRUMENT NO. 2011003786." AS PREPARED BY PAUL F. TOMMELL, DATED OCTOBER 27, 2011 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS M2012046.

10. MAP ENTITLED "AS-BUILT MAP FRANKLIN SQUARE CONDOMINIUMS PHASE 4 SITUATE AT 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, N.Y.S." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695A.

11. MAP ENTITLED "PLAT OF SURVEY OF THE RIP VAN DAM BUILDING." AS PREPARED BY CHA, DATED MARCH 4, 2013.

12. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY LANDS OF 41 WASHINGTON LLC #39 WASHINGTON STREET." AS PREPARED BY CHA, DATED APRIL 28, 2014 AND LAST REVISED 5/20/14.

JOHN E. QUINN, JR., PLS
NYLS 50269

12/11/14
DATE

CERTIFIED TO:
STEWART TITLE INSURANCE COMPANY
ADELPHI HOTEL PARTNERS, LLC
41 WASHINGTON LLC
SNEERINGER MONOHAN PROVOST REDGRAVE TITLE AGENCY, INC
BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

LEGEND

CONIFEROUS TREE	EDGE OF ASPHALT
DECIDUOUS TREE	EDGE OF BRICK
BORING	EDGE OF CONCRETE
WV WATER VALVE	EDGE OF GRAVEL
WSO WATER SHUT OFF	PARKING STRIPING
HYD FIRE HYDRANT	CONCRETE CURB
GV GAS VALVE	BUILDING
LIGHT POLE	FENCE LINE
POWER POLE	MAIN PROPERTY
SIG BOX TRAFFIC SIGNAL BOX	ABUTTERS PROPERTY
MH SAN SANITARY MANHOLE	ELECTRIC LINE
MH TEL TELEPHONE MANHOLE	GAS LINE
SIGN (SINGLE)	OVERHEAD LINE
	SANITARY LINE
PK NAIL PK NAIL	STORM LINE
	TELEPHONE LINE
	WATER LINE
	RETAINING WALL
	WOODS LINE

0 20 40
Scale in feet

ZONING INFORMATION:

SITE WITHIN T-6 (TRANSECT. – 6 URBAN CORE)
PER CITY OF SARATOGA SPRINGS ZONING ORDINANCE
- MAX BUILDING HEIGHT: 2 STORY MINIMUM / 70' MAX HEIGHT
- MINIMUM % BUILD OUT ALONG FRONTAGE: 80%
- BUILD-TO DISTANCE FROM FRONT LOT LINE: 0' – 12'
- SIDE SETBACK: 0' MINIMUM
- REAR SETBACK: 0' MINIMUM

Revisions:	Drawn By:	App'd. By:	Date:
REVISED PER RBC CONSTRUCTION	WTW	JEQ	12/11/14
MAP ISSUED	MJB	JEQ	11/10/14
Dwg: VBASE-283521002_Update 11-12-2014.dwg			

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATES INDICATED OR IMPLIED HEREON SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATES ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES, OR SUBSEQUENT OWNERS, NOT LISTED HEREON.

STATE OF NEW YORK
JOHN E. QUINN JR.
50269
LICENSED LAND SURVEYOR
John E Quinn Jr NYLS 50269

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CHA
III Winners Circle, PO Box 5289 - Albany, NY 12205-0269
Main: (518) 453-4500 • www.chacompanies.com
CHA Project Number: 28352-1002-34000

Survey Service Group

ALTA/ACSM LAND TITLE SURVEY
LANDS OF
41 WASHINGTON LLC
#39 WASHINGTON STREET
(a.k.a. #41 WASHINGTON STREET)
CITY OF SARATOGA SPRINGS COUNTY OF SARATOGA
STATE OF NEW YORK

Scale: 1" = 20' | DATE: November 12, 2014 | Sheet 1 OF 1

SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

April 26, 2016

Kate Maynard, Principal Planner
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

RE: SCPB Referral Review#16-78–Special Use Permit & Site Plan Review-Adelphi Hotel Partners/Commissary Kitchen (previous parish center of Bethesda Episcopal Church).
Expansion of existing commercial kitchen of 650 sq. ft. by adding 1,645 sq. ft. to create a prep kitchen serving other Adelphi-owned restaurants.
Washington Street (NYS Route 29), north side, west of Broadway

Received from the City of Saratoga Springs Zoning Board of Appeals on April 13, 2016.

Reviewed by the Saratoga County Planning Board on April 21, 2016.

Decision: No Significant Countywide or Intercommunity Impact

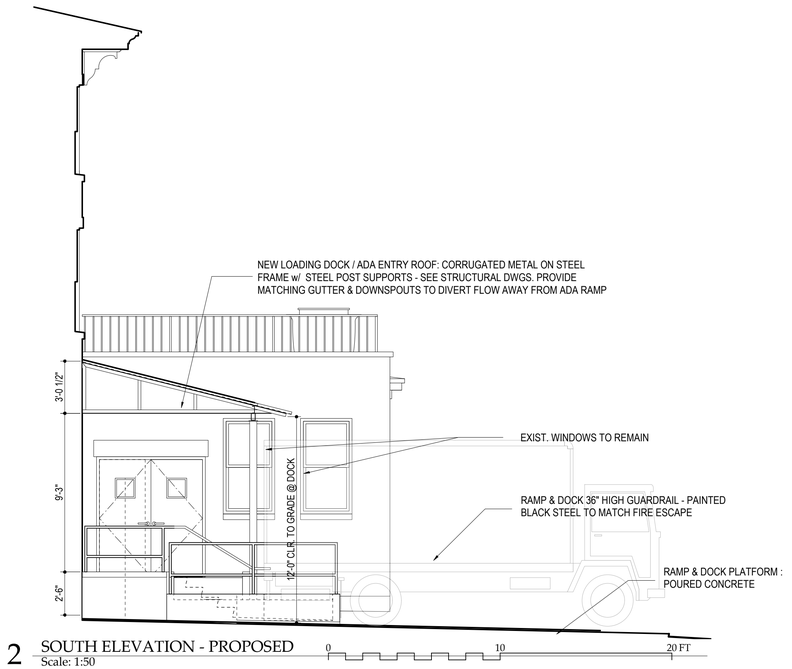
Comment: The Saratoga County Planning Board recognized no direct impact of a county nature related to the proposed expansion, but was encouraged to learn of the continued plans for a mixed development of existing and historic structures along a western hub emanating from Broadway. There may be advantageous consideration or worthy discussion given to the possibility of connecting the kitchen and restaurants by rear parcel easements along the northern property line of the associated properties as a means of moving away from the need for automotive service on/off Washington Street.

Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

50 WEST HIGH STREET
BALLSTON SPA, NY 12020

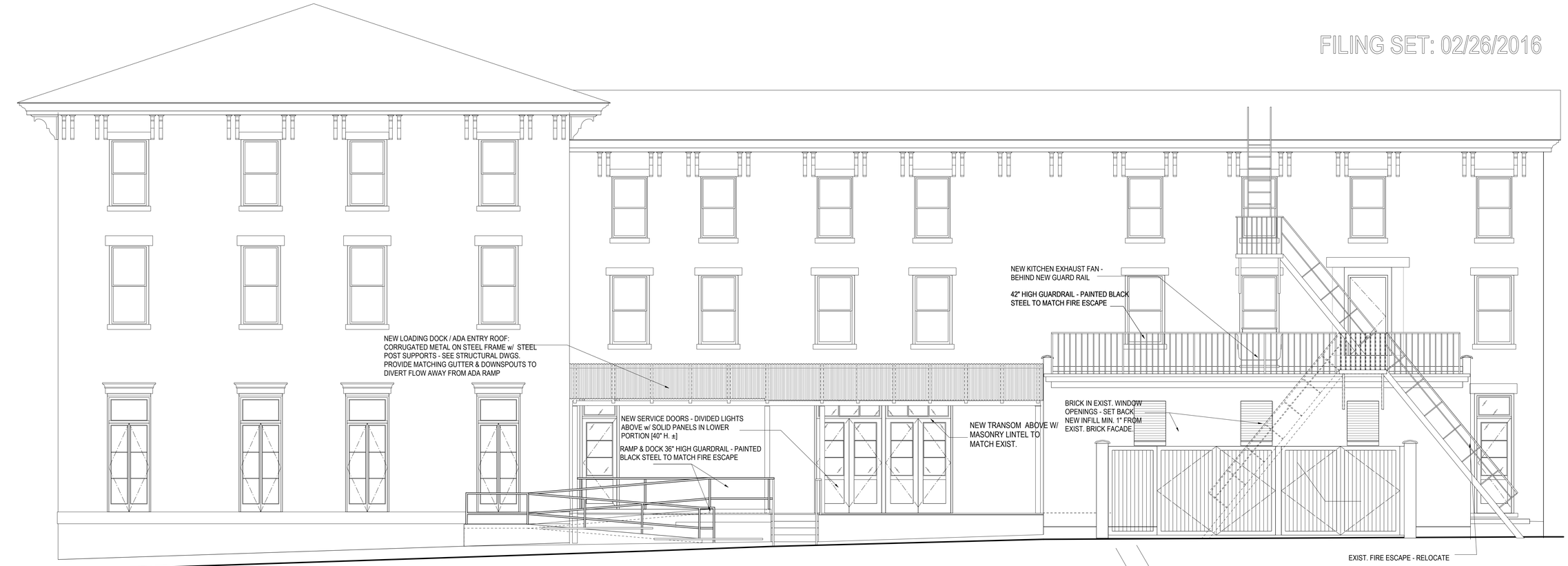
(518) 884-4705 PHONE
(518) 884-4780 FAX



2 SOUTH ELEVATION - PROPOSED
Scale: 1:50

3 NORTH ELEVATION - PROPOSED
Scale: 1:50

FILING SET: 02/26/2016



1 EAST ELEVATION - PROPOSED
Scale: 1:50

SALT&CHAR

ISSUE	DATE	DOB	Consultants	D.R.C	Contractor	OwnerRep	LANDLORD
BLDG. DEPT. SET	02/26/2016	X	X		X	X	X

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Scranton, PA 18505

KITCHEN DESIGN CONSULTANTS
YUI DESIGN
YuiDesign, Inc.
704 Sligo Creek Parkway
Takoma Park, MD 20912
301.270.8950

SEAL:

PROJECT:
COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY

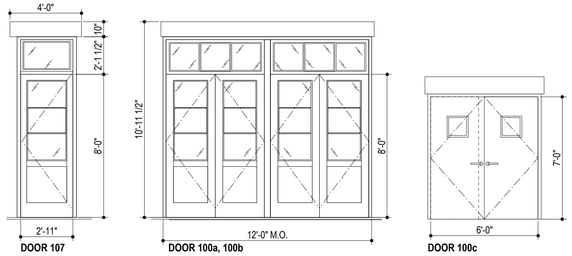
ELEVATIONS PROPOSED

DATE: February 25, 2016
PROJECT NO: 1516
DRAWING BY: DK
CHK BY: CMS

A 301.00

41 WASHINGTON-2016-0225.vwx

DOOR TYPES



DOOR 107 | DOOR 100a, 100b | DOOR 100c

DOOR SCHEDULE - COMMISSARY - 41 WASHINGTON STREET, SARATOGA SPRINGS, NY

Code	Room	Type	Quantity	WxH		Finish	Thick	Frame Type	Frame Finish	Hardware Group	Fire Rating	Comments
001	Stair	Service Door	1	44" x 84" - VERIFY	HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry	45 min.	Vision Panel - max. 100 sq.in. , wire glass
100a	Entry	New Bi-parting Swing Door	1	68" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA	Inswing
100b	Entry	New Bi-parting Swing Door	1	68" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA	Outswing
100c	Entry - Kitchen	New Bi-parting Swing Door	1	68" x 96"	HM	Painted	1 3/4"	Hollow Metal	Painted	Entry Heavy Duty	NA	Outswing - w/ Vision Panles
101	Office	New Swing Door	1	34" x 84"	HM	Painted	1 3/4"	HM - Welded	Painted	Privacy Set	NA	w/ Large Vision Panel
102	ADA BATHROOM	New Swing Door	1	34" x 84"	HM	Stained	1 3/4"	HM - Welded	Painted	Privacy Set	NA	ADA Compliant
103	Butcher Room	New Swing Door	1	34" x 84"	HM	Stainless Steel	1 3/4"	HM - Welded	Painted	Double-Acting	NA	w/ Large Vision Panel. Verify security req'ts.
104	Cave Du Jour	Swing Kitchen Doors	1	60" x 84"	Stainless Clad	Brushed	1 3/4"	Double acting	Painted	Double-Acting	NA	Vision Panel. Verify Security req'ts [locking?]
105	Kitchen Entry	Service Door	1	36" x 84" - VERIFY	Existin HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry		Verify condition of Exist. door.
106	Kitchen Entry	Service Door	1	36" x 84" - VERIFY	HM	Painted	1 3/4"	Hollow Metal	Painted	Service Entry		New door in expanded masonry opening
107	Employee / ADA Entry	New Entry Single Door	1	36" x 96"	Metal-clad Wood & Safety Glass	Painted	1 3/4"	Metal	Painted	Entry Heavy Duty	NA	Outswing - provide ADA push paddle for compliant operation.

FILING SET: 02/26/2016

1 WEST ELEVATION - PROPOSED
Scale: 1:50

0 10 20 30 40 50 FT

SALT&CHAR

ISSUE	DATE	DOB	Consultants	D.R.C	Contractor	Owner/Rep	LANDLORD
BLDG. DEPT. SET	02/26/2016						

RBC CONSTRUCTION

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CMS ARCHITECTURE + DESIGN
185 5th Avenue - 2nd Floor, New York, NY 10010
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design@cmsarchitecture.com

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704 Sligo Creek Parkway
Takoma Park, MD 20912
301.270.8950

SEAL:

PROJECT:
COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY
Thursday, February 11, 2016

WEST ELEVATION
DOOR TYPES & SCHED.

DATE: February 25, 2016
PROJECT NO: 1516
DRAWING BY: DK
CHK BY: CMS

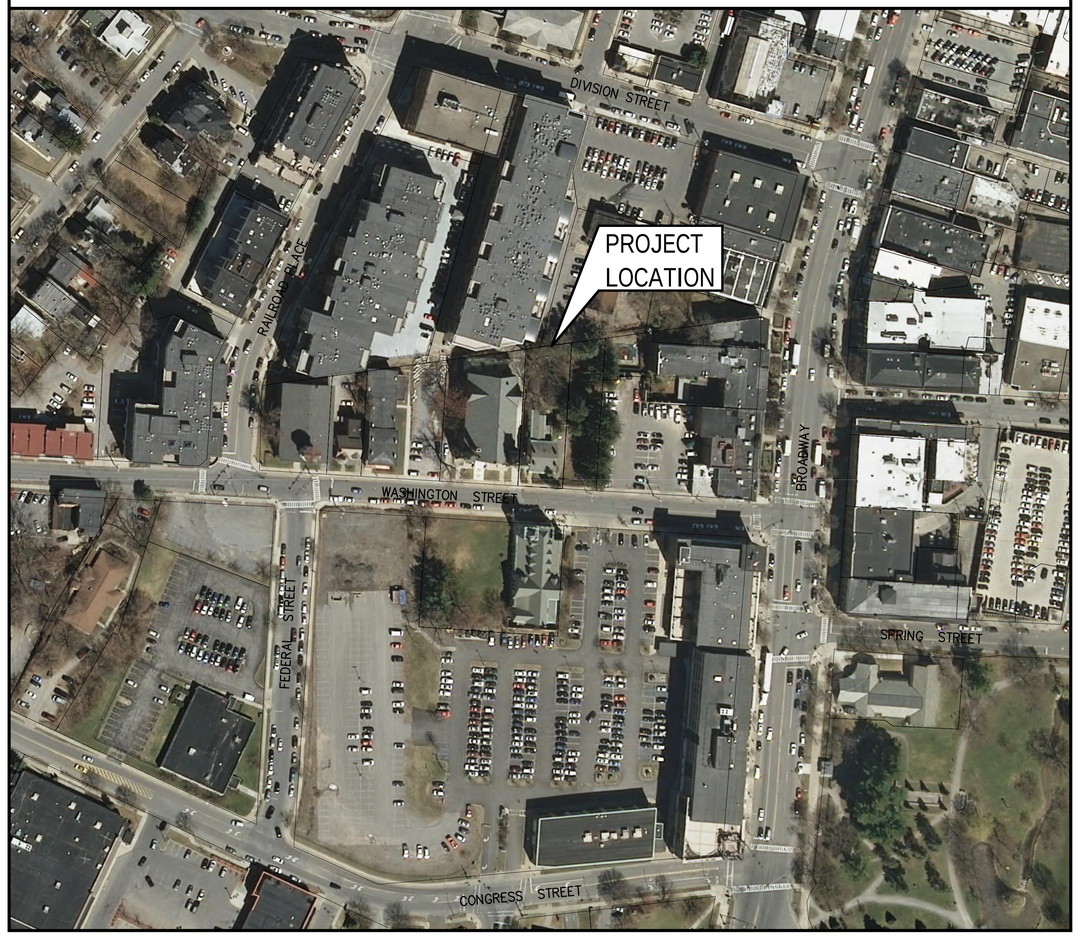
A 302.00

41 WASHINGTON-2016-0225.vwx

COMMISSARY
SITE PLANS
41 WASHINGTON STREET
SARATOGA SPRINGS, NY 12866

VICINITY MAP:

SCALE: 1"=100'



MAY 11, 2016

NORTH

SHEET INDEX:

Sheet List Table	
Sheet Number	Sheet Title
G-001	COVER SHEET
C-101	SITE PLAN
C-601	SITE DETAILS
C-602	SITE DETAILS

Dig Safely. New York
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before you dig

Planning Board File No.
Approved by the Saratoga Springs Planning Board under authority of a resolution

adopted

Chairperson: _____ Date: ___/___/20___.

SALT&CHAR

ISSUE	DATE	DOB	Consultants	D.R.C	Contractor	Owner/Rep	LANDLORD

OWNER

RBC CONSTRUCTION
8 Paddocks Circle, Saratoga Springs, NY 12866
518-786-7100

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Takoma Park, MD 20912
301.270.8950

SEAL:

STATE OF NEW YORK
ANTHONY P. STELLATO JR.
065108
LICENSED PROFESSIONAL ENGINEER

PROJECT:

COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY

COVER SHEET

DATE: 05/11/2016
PROJECT NO: 28352
DRAWING BY: SHW
CHK BY: APS

G-001

CHA
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Main: (518) 453-4500 · www.chacompanies.com

File: V:\PROJECTS\ANY\K3\28352\CADD_ACAD\G-001_28352_41_WASH.DWG
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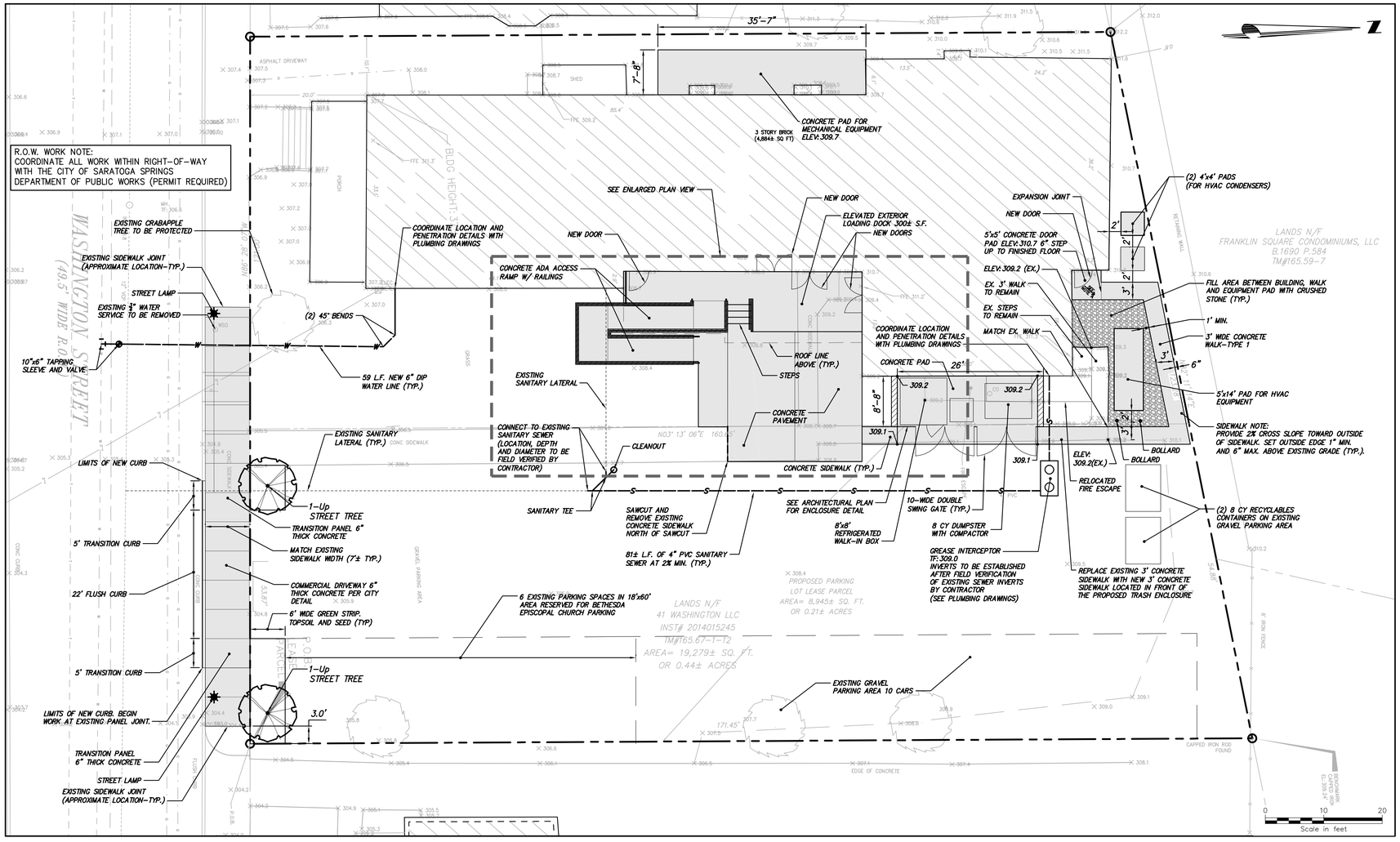
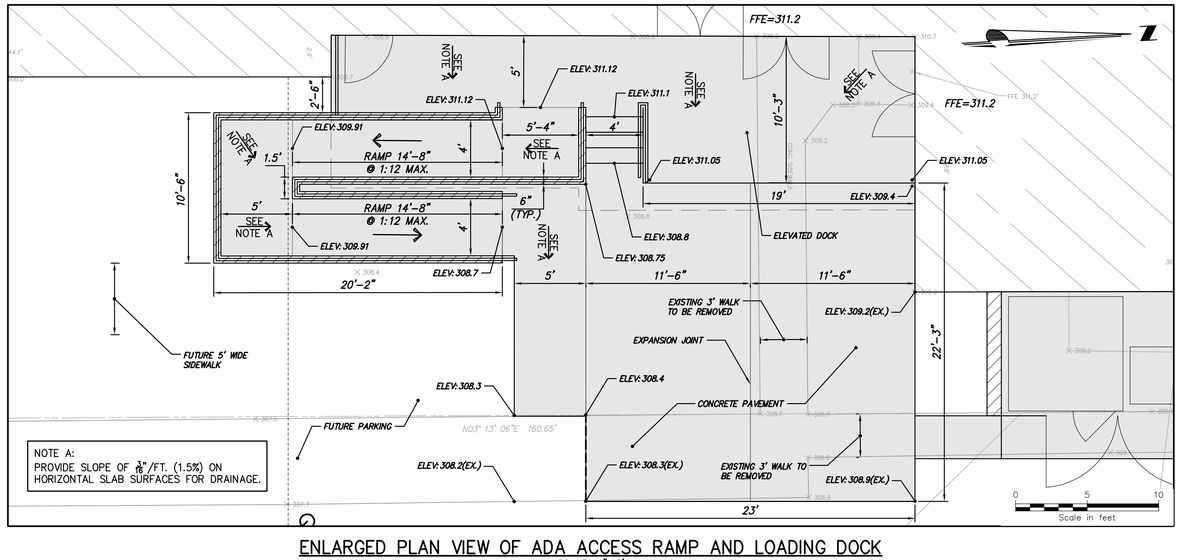


OVERALL PLAN VIEW OF 41 WASHINGTON STREET SITE

SCALE: 1"=10'



ENLARGED PLAN VIEW OF ADA ACCESS RAMP AND LOADING DOCK

SCALE: 1"=5'

File: V:\PROJECTS\ANY\K3\28352\CADD_ACADD\41 WASHINGTON\C-101_28352_41_WASH.DWG
Saved: 5/11/2016 4:50:50 PM Plotted: 5/12/2016 10:01:47 AM Current User: Chlopecki, Jason LastSavedBy: 2260

SURVEY NOTES:

1. BASE MAPPING PREPARED BY CHA FROM A APRIL 2014 FIELD SURVEY.
2. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. MAPPING PREPARED ON NEW YORK STATE PLANE COORDINATE SYSTEM – NAD83 EAST ZONE.
3. CONTOURS AND ELEVATIONS SHOWN ON NGVD29 VERTICAL DATUM BASED ON GPS OBSERVATIONS.
4. REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY, TITLE COMMITMENT, ORDER NUMBER S-060762, ISSUED BY SNEERINGER MONOHAN PROVOST REDGRAVE TITLE AGENCY, INC., HAVING AN EFFECTIVE DATE OF 11/29/2013 AND RE-DATED 5/01/14. .
5. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 8, 11B, 13, 14, 16, 17, 18, 19 AND 20A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
7. SUBJECT PARCEL LOCATED WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, SARATOGA COUNTY, NY, PANEL 433 OF 693, MAP NUMBER 36091C0433E, EFFECTIVE DATE AUGUST 16, 1995.
8. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES ARE SHOWN BASED ON THE FIELD SURVEYED LOCATION OF SURFACE FEATURES COMBINED WITH INFORMATION FROM AVAILABLE, IF ANY, RECORD PLANS. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY DIFFER SOMEWHAT FROM WHAT IS SHOWN AND OTHERS MAY EXIST.

MAP REFERENCES:

1. MAP ENTITLED "MAP OF A NUMBER OF BUILDING LOTS & BUILDINGS NEAR THE CONGRESS SPRING IN THE COUNTY OF SARATOGA BEING THE PROPERTY OF THE HEIRS OF GIDEON PUTNAM, DECEASED, AS THE SAME WAS SURVEYED IN 1810." AS PREPARED BY JAMES SCOTT, DATED AUGUST 1825.
2. MAP ENTITLED "LANDS TO BE CONVEYED TO LAURENCE H. BURD, JR." AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979. DATED DECEMBER 9, 1987 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS C1-P1-F1.
3. MAP ENTITLED "LANDS OF SARATOGA HOTEL CORPORATION TO BE CONVEYED TO LAURENCE H. BURD AND ELEANOR G. BURD AND THE HUGUELY COMPANY." AS PREPARED BY W. BRUCE HAWKS P.L.S. 48979, DATED NOVEMBER 22, 1980.
4. MAP ENTITLED "THE LOFTS AT 18 DIVISION STREET SITUATE IN THE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NY." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED AUGUST 27, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON AUGUST 29, 2007 AS MAP L-714.
5. MAP ENTITLED "CONDOMINIUM MAP LANDS OF FRANKLIN SQUARE CONDOMINIUMS, LLC." AS PREPARED BY PAUL F. TOMMELL, DATED FEBRUARY 15, 2006 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON MARCH 1, 2006 AS MAP F-316.
6. MAP ENTITLED "FRANKLIN SQUARE – PHASE IV 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, NEW YORK LAYOUT LANDSCAPE & LIGHTING PLAN." AS PREPARED BY THE L.A. GROUP, DATED FEBRUARY 12, 2004 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695.
7. MAP ENTITLED "MAP OF LANDS OF THE BETHESDA CHURCH SITUATE AT WASHINGTON STREET CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, NEW YORK." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2013.
8. MAP ENTITLED "SURVEY OF LAND OF ADELPHI HOTEL, LIMITED, A NEW YORK CORPORATION LOCATED AT 361-365 BROADWAY CITY OF SARATOGA SPRINGS (INSIDE DISTRICT)." AS PREPARED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP, DATED APRIL 13, 2012.
9. MAP ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF MARTELL BROTHERS BREWING COMPANY, LLC INSTRUMENT NO. 2011003784 AND MARTELL BREWING BROTHERS, LLC INSTRUMENT NO. 2011003786." AS PREPARED BY PAUL F. TOMMELL, DATED OCTOBER 27, 2011 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS M2012046.
10. MAP ENTITLED "AS-BUILT MAP FRANKLIN SQUARE CONDOMINIUMS PHASE 4 SITUATE AT 70 RAILROAD PLACE CITY OF SARATOGA SPRINGS, SARATOGA COUNTY, N.Y.S." AS PREPARED BY THOMPSON-FLEMING LAND SURVEYORS, P.C., DATED MARCH 19, 2007 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE AS MAP B-695A.
11. MAP ENTITLED "PLAT OF SURVEY OF THE RIP VAN DAM BUILDING." AS PREPARED BY CHA, DATED MARCH 4, 2013.

GENERAL NOTES:

1. SEE CITY OF SARATOGA SPRINGS STANDARD DETAILS FOR TYPE 2A PRECAST CONCRETE CURB AND CONCRETE SIDEWALK FOR PEDESTRIAN TRAFFIC LOADING (TYPE 1) AND VEHICLE TRAFFIC LOADING (TYPE 2).
2. SEE STRUCTURAL DETAILS (BY OTHERS) FOR CONCRETE RAMPS, STEPS, LANDINGS, RAILINGS, EQUIPMENT PADS AND PAVEMENT.

PROJECT DESCRIPTION:

PROJECT IS AN EXPANSION OF AN EXISTING 650±S.F. COMMISSARIAL KITCHEN TO APPROXIMATELY 3,000± S.F. PLUS AND ADDITION OF A 300± S.F. EXTERIOR LOADING DOCK AND ASSOCIATED SITE IMPROVEMENTS.

PROJECT PHASING NOTES:

DISTURBED AND NEW IMPERVIOUS AREAS ARE CALCULATED AS FOLLOWS:

PHASE 1:

A. DOCK AND RAMP:
DISTURBED AREA= 1170 S.F.
NEW IMPERVIOUS AREA= 930 S.F.

B. NORTH EXIT AND EQUIPMENT AREA:
DISTURBED AREA= 485 S.F.
NEW IMPERVIOUS AREA= 265 S.F.

C. UTILITY WORK:
DISTURBED AREA= 1445 S.F.
NEW IMPERVIOUS AREA= 0 S.F.

PHASE 2:

A. WASHINGTON STREET SIDEWALK:
DISTURBED AREA= 520 S.F.
NEW IMPERVIOUS AREA= 0 S.F.

B. WEST EQUIPMENT AREA:
DISTURBED AREA= 275 S.F.
NEW IMPERVIOUS AREA= 260 S.F.

C. TRASH ENCLOSURE:
DISTURBED AREA= 485 S.F.
NEW IMPERVIOUS AREA= 190 S.F.

PHASE 1 DISTURBED AREA= 3100 S.F. (0.07 Ac.)
PHASE 1 NEW IMPERVIOUS AREA= 1195 S.F.

PHASE 2 DISTURBED AREA= 1280 S.F. (0.03 Ac.)
PHASE 2 NEW IMPERVIOUS AREA= 450 S.F.

TOTAL DISTURBANCE AREA= 4380 S.F. (0.1 Ac.)
TOTAL NEW IMPERVIOUS AREA= 1645 S.F. (0.04 Ac.)

Planning Board File No.
Approved by the Saratoga Springs Planning Board under authority of a resolution
adopted
Chairperson: _____ Date: ___/___/20___.

SALT&CHAR

ISSUE	DATE	DOB	Consultants	D.R.C.	Contractor	Owner/Rep	LANDLORD

OWNER
RBC CONSTRUCTION
8 Paddocks Circle, Saratoga Springs, NY 12866
518-786-7100

DESIGN ARCHITECT
CMS ARCHITECTURE + DESIGN
186 5th Avenue - 2nd Floor, New York, NY 10010
212.242.3277 fax 212.481.8466
design@cmsarchitecture.com
NOTE
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SITE / CIVIL ENGINEERING
CHA
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STRUCTURAL ENGINEERING
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ENGINEERING & SURVEYING
257 Ushers Road p. 518.406.5506
Clifton Park, NY 12065 f. 518.406.5514
www.ryanbiggs.com

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Scranton, PA 18505

KITCHEN DESIGN CONSULTANTS
YUI DESIGN
YuiDesign, Inc.
704 Sligo Creek Parkway
Takoma Park, MD 20912
301.270.8950

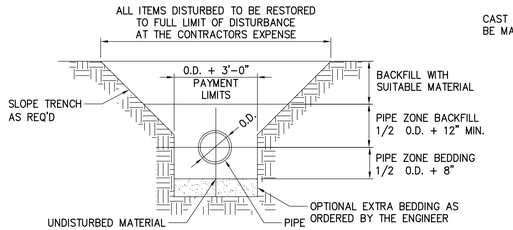
SEAL:
STATE OF NEW YORK
ANTHONY P. STELLATO JR.
LICENSED PROFESSIONAL ENGINEER
065106

PROJECT:
COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY

SITE PLAN

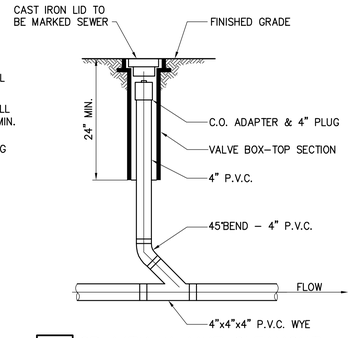
DATE: 05/11/2016
PROJECT NO: 28352
DRAWING BY: SHW
CHK BY: APS

C-101

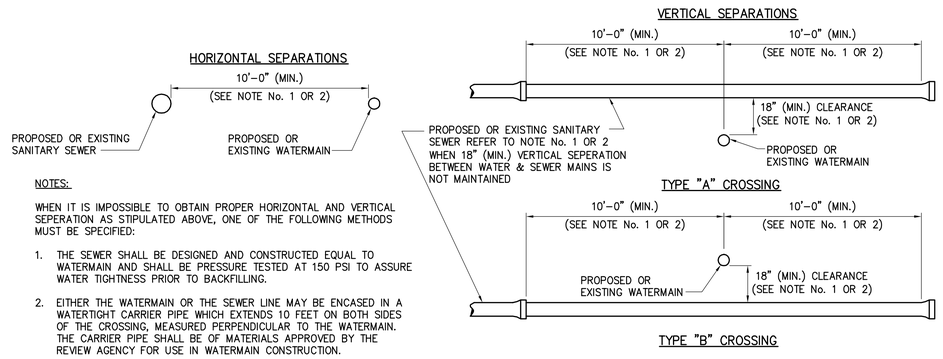


NOTE:
1. PIPE ZONE BEDDING SHALL CONFORM TO NYSDOT SECTION 703-02, SIZE 2 CRUSHED STONE
2. PIPE ZONE BACKFILL SHALL CONFORM TO NYSDOT SECTION 304 TYPE 4 SUBBASE.
3. SUITABLE MATERIAL SHALL CONFORM TO NYSDOT SECTION733-11.

1 TYPICAL TRENCH DETAIL
SCALE: N.T.S.



2 GRAVITY IN-LINE CLEANOUT
SCALE: N.T.S.

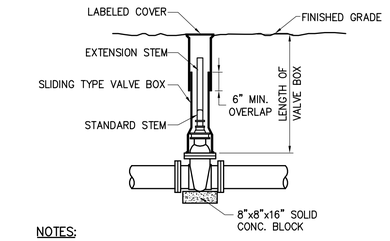


NOTES:

WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPERATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:

1. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATERMAIN AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. EITHER THE WATERMAIN OR THE SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATERMAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE REVIEW AGENCY FOR USE IN WATERMAIN CONSTRUCTION.

3 SEWERMAIN & WATERMAIN SEPARATION DETAIL
SCALE: N.T.S.



NOTES:

1. VALVE BOX COVERS SHALL BE CAST WITH AN ARROW POINTING TO THE DIRECTION OF THE OPENING AND THE WORD "OPEN". BOX AND COVER SHALL BE TAR COATED. INSTALLATION OF EXTENSION STEM REQUIRED IF STANDARD STEM IS MORE THAN FIVE (5) FEET FROM FINISHED GRADE.
2. GATE VALVE MUST MEET AWWA C509 REQUIREMENTS
3. VALVE OPEN IN COUNTERCLOCKWISE DIRECTION REQUIRED.
4. PROVIDE A MINIMUM OF ONE VALVE KEY TO UTILITY OWNER.

4 GATE VALVE
SCALE: N.T.S.

TYPE A BLOCKING FOR 11 1/4° & 22 1/2° VERT BENDS

PIPE SIZE NOM DIA(INCHES)	VERTICAL BEND DEGREES	NO. OF CUFT OF CONC BLOCKING	SIDE OF CUBE (FEET)	DIA OF SHACKLE RODS(2)* (INCHES)	DEPTH OF RODS IN CONC (FEET)
4"	11 1/4°	8	2.0	3/4"	1.6
	22 1/2°	16	2.5		
6"	11 1/4°	16	2.5	3/4"	1.6
	22 1/2°	32	3.2		
8"	11 1/4°	28	3.0	3/4"	1.6
	22 1/2°	55	3.8		
10"	11 1/4°	42	3.5	3/4"	1.6
	22 1/2°	83	4.4		
12"	11 1/4°	60	3.9	3/4"	1.6
	22 1/2°	118	4.9	7/8"	2.2
14"	11 1/4°	81	4.3	7/8"	2.2
	22 1/2°	158	5.4		
16"	11 1/4°	104	4.7	7/8"	2.2
	22 1/2°	205	5.9	1 1/8"	3.7
18"	11 1/4°	131	5.1	7/8"	2.2
	22 1/2°	257	6.4	1 1/8"	3.7
20"	11 1/4°	161	5.4	7/8"	2.2
	22 1/2°	316	6.8	1 1/4"	4.6
24"	11 1/4°	229	6.1	1"	2.9
	22 1/2°	450	7.7	1 3/8"	5.7

TYPE B BLOCKING FOR 45° VERTICAL BENDS

PIPE SIZE NOM DIA(INCHES)	NO. OF CUFT OF CONC BLOCKING	SIDE OF CUBE (FEET)	DIA OF SHACKLE RODS(2)* (INCHES)	DEPTH OF RODS IN CONC (FEET)
4"	29	3.1	3/4"	1.6
6"	59	3.9		
8"	102	4.7		
10"	154	5.4		
12"	218	6.0		
14"	292	6.6	7/8"	2.2
16"	378	7.2	1 1/8"	3.7
18"	478	7.8		
20"	583	8.3	1 1/4"	4.6
24"	832	9.4	1 3/8"	5.7

REQUIRED BEARING AREAS & DIMENSIONS
FOR CONCRETE THRUST BLOCKS

PIPE SIZE (IN.)	TEE(See Note 5) AREA Sq.Ft.	TEE(See Note 5) Dimen. D x L	90°(1/4)BEND AREA Sq.Ft.	90°(1/4)BEND Dimen. D x L	45°(1/8)BEND AREA Sq.Ft.	45°(1/8)BEND Dimen. D x L	22-1/2°(1/16)BEND AREA Sq.Ft.	22-1/2°(1/16)BEND Dimen. D x L	11-1/4°(1/32)BEND AREA Sq.Ft.	11-1/4°(1/32)BEND Dimen. D x L
3 & 4	1.4	1.0 x 1.5	2.0	1.0 x 2.0	1.1	1.0 x 1.5	0.6	0.5 x 1.5	0.3	0.5 x 1.0
6	3.2	1.5 x 2.5	4.5	2.0 x 2.5	2.4	1.5 x 2.0	1.2	1.0 x 1.5	0.6	1.5 x 1.5
8	5.7	2.0 x 3.0	8.0	2.0 x 4.0	4.3	2.0 x 2.5	2.2	1.5 x 1.5	1.1	1.0 x 1.5
12	12.7	3.5 x 3.5	18.0	4.0 x 4.5	9.7	2.5 x 4.0	5.0	2.0 x 2.5	2.5	1.5 x 2.0
14	24.6	6.0 x 4.5	24.6	6.0 x 4.5	13.3	3.5 x 4.0	6.8	2.0 x 3.5	3.4	1.5 x 2.5
16	50.0	6.0 x 8.5	50.0	6.0 x 8.5	27.0	5.0 x 5.5	13.8	3.5 x 4.0	6.9	2.5 x 3.0
24	72.0	8.0 x 9.0	72.0	8.0 x 9.0	39.0	5.0 x 8.0	20.0	4.0 x 5.0	10.0	3.0 x 3.5

5 THRUST BLOCK DETAILS
SCALE: N.T.S.

THRUST BLOCK NOTES

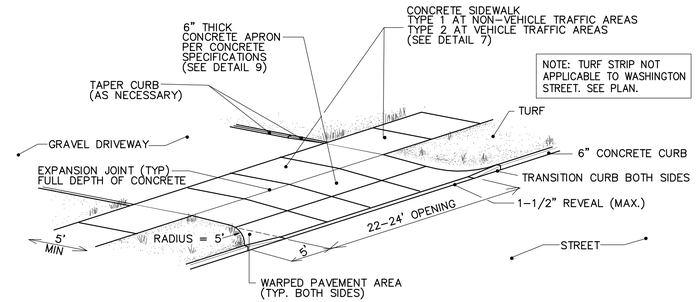
1. FOR REQUIRED BEARING AREA DIMENSIONS D & L SEE TABLE. DIMENSIONS OF D & L OTHER THAN THOSE SHOWN IN THE TABLE MAY BE USED PROVIDED THEY YIELD A BEARING AREA EQUAL TO OR LARGER THAN THAT REQUIRED.
2. CONCRETE NOT TO OVERLAP ANY JOINT.
3. CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR INSTALLING ANY OF THE JOINTING HARDWARE.
4. APPROXIMATE VOLUME OF CONCRETE THRUST BLOCK:

$$V = \frac{LD\ (W+ID) - ID}{81}$$

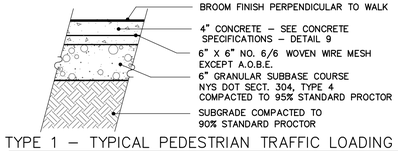
WHERE:

V = VOLUME IN CUBIC YARDS
L = LENGTH OF BLOCK IN FEET
D = DEPTH OF BLOCK IN FEET
W = WIDTH OF BLOCK IN FEET
ID = INSIDE DIAMETER OF PIPE IN FEET

5. VALUES FOR TEE ALSO APPLY TO END PLUGS, CAPS, AND TAPPING SLEEVES.
6. REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150 PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE. NORMAL PIPE DIAMETER USED.
7. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 2000 LBS. PER SQUARE FOOT FOR SAND. DUE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE ENGINEER.
8. IN MUCK, PEAT, OR RECENTLY PLACED FILL ALL THRUST SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS, ALL AS REQUIRED BY THE ENGINEER.



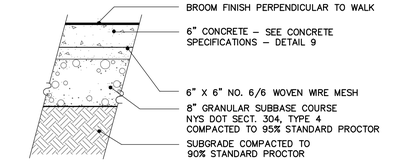
6 CITY OF SARATOGA SPRINGS TYPE 2 DRIVEWAY CURB RAMP DETAIL
SCALE: N.T.S.



TYPE 1 - TYPICAL PEDESTRIAN TRAFFIC LOADING

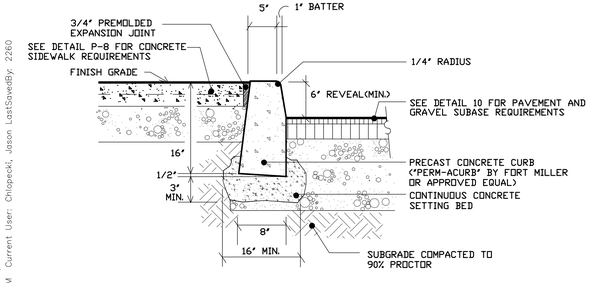
SIDEWALK NOTES:

EXPANSION JOINT SPACING - 20'-25' O.C.
CONTROL JOINT SPACING - 5' O.C. NOMINAL
CROSS SLOPE - 1/8" TO 1/4" PER FOOT (MAX.SLOPE 1:50 TYP.) TOWARDS STREET OR A.O.B.E.
MAX. SLOPE ALONG THE LENGTH OF THE WALK SHOULD NOT EXCEED 1:12
CONSTRUCTION JOINT DETAILS TO BE SUBMITTED AND APPROVED BY CITY ENGINEER
SIDEWALK WIDTH TO BE 5' MIN. OR AS ORDERED BY CITY ENGINEER



TYPE 2 - VEHICLE TRAFFIC LOADING (ACROSS DRIVEWAYS)

7 CITY OF SARATOGA SPRINGS SIDEWALK DETAILS
SCALE: N.T.S.



CURB AND PLACEMENT SHALL CONFORM TO N.Y.S. DOT STDS. SEC. 609-3.06

NOTES:
1.) CONCRETE STRENGTH SHALL BE 5,000 P.S.I. AVG.
2.) ENTRAINED AIR SHALL BE 5 % - 9 %
3.) WATER/CEMENT RATIO SHALL BE LESS THAN 0.40
4.) AVERAGE FREEZE/THAW LOSS SHALL BE LESS THAN 4 %
5.) STEEL/FIBERGLASS FORM FINISH
6.) MANUFACTURED IN ACCORDANCE WITH N.Y.S.D.O.T. SEC 714-04
7.) BUTT UNITS TOGETHER WITHOUT MORTAR

8 CITY OF SARATOGA SPRINGS TYPE 2A PRECAST CONCRETE CURB DETAIL
SCALE: N.T.S.

CITY OF SARATOGA SPRINGS CONCRETE SPECIFICATIONS

1) THE FOLLOWING CONCRETE SPECIFICATIONS SHALL APPLY TO ALL CONCRETE WORK WITHIN THE CITY OF SARATOGA SPRINGS RIGHT OF WAY AND/OR WITHIN THE APPROVAL AUTHORITY OF THE PLANNING BOARD. ALL MATERIALS MUST BE FROM A NYSDOT APPROVED SOURCE. QUANTITIES MAY VARY DUE TO VARIATIONS IN MATERIALS. (PLANT BATCH TICKETS SHALL BE PROVIDED TO THE CITY ENGINEER UPON REQUEST.)

2) DURING COLD WEATHER (50 DEGREES AND COLDER) A NON-CHLORIDE ACCELERATOR IS REQUIRED PER A.C.I. SECT. 306R-88. DURING HOT WEATHER (90 DEG.AND ABOVE), AN INCREASE IN RETARDER IS REQUIRED TO CONTROL SET TIME PER A.C.I. SECT. 305R-99.

3) SIDEWALKS SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI AND SHALL HAVE THE FOLLOWING CONCRETE MIX DESIGNS:

COMMERCIAL SIDEWALK - TYPE 2:

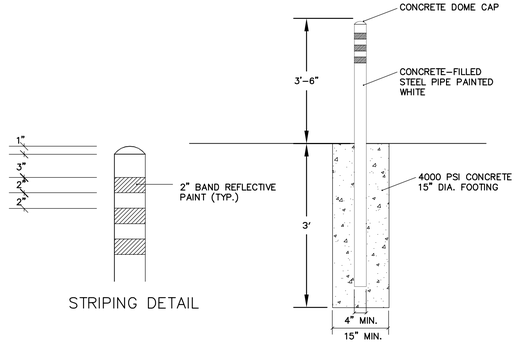
NON-SILICA FUME DESIGN MIX:	
TYPE I/II CEMENT	452 LB.
TYPE F FLYASH	112 LB
ASTM C-33 SAND	1478 LB.
NYSDOT #1 STONE	1580 LB.
WATER	260 LB. (31.2 GAL.)
TOTAL AIR CONTENT	6.5 +/- 1.0%
WATER CEMENT RATIO	0.46
SLUMP	3.00 IN.
CONCRETE UNIT WEIGHT	140-150 PCF
WATER REDUCER RETARDER	* SEE BELOW
AIR ENTRAINING AGENT	* SEE BELOW

* NOTE: A SUPER PLASTICIZER MAY BE USED TO INCREASE SLUMP AND WORKABILITY WITHOUT INCREASING THE WATER-CEMENT RATIO. UP TO 20 SUBSTITUTED WITH FLY ASH. THE INITIAL SLUMP PRIOR TO THE ADDITION OF A SUPERPLASTIZER IS APROX. 2" TO 3".

4) ALL SLIP-FORM CONCRETE CURBING SHALL CONFORM TO THE REQUIREMENTS FOR A CLASS J CONCRETE MIXTURE.

5) ANY CLARIFICATIONS, REVISIONS, MODIFICATIONS THERETO SHALL ONLY BE MADE SUBJECT TO APPROVAL OF THE CITY OF SARATOGA SPRINGS PLANNING BOARD.

9 CITY OF SARATOGA SPRINGS CONCRETE SPECIFICATIONS
SCALE: N.T.S.



10 CITY OF SARATOGA SPRINGS PIPE BOLLARD DETAIL
SCALE: N.T.S.

Planning Board File No.
Approved by the Saratoga Springs Planning Board under authority of a resolution
adopted
Chairperson: _____ Date: ___/___/20___.

SALT&CHAR

OWNER
RBC CONSTRUCTION
8 Paddocks Circle, Saratoga Springs, NY 12866
518-786-7100

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CMS ARCHITECTURE + DESIGN
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CHA
111 Winners Circle | Albany, NY 12205 | 518.453.3927

STRUCTURAL ENGINEERING
RYAN BIGGS CLARK DAVIS ENGINEERING & SURVEYING
257 Ushers Road p. 518.406.5506
Clifton Park, NY 12065 f. 518.406.5514
www.ryanbiggs.com

M.E.P CONSULTING ENGINEERS
GPI Greenman-Pedersen, Inc.
Engineering and Construction Services
50 Glenmaura National Blvd.
Suite 102, P.O. Box 5777
Scranton, PA 18505

KITCHEN DESIGN CONSULTANTS
YUI DESIGN
YuiDesign, Inc.
704 Sligo Creek Parkway
Takoma Park, MD 20912
301.270.8950

ISSUE	DATE	DOB	Consultants	D.R.C.	Contractor	Owner/Rep	LANDLORD

SEAL:
STATE OF NEW YORK ANTHONY P. STELLATO JR. 085108 LICENSED PROFESSIONAL ENGINEER

PROJECT:
COMMISSARY
41 WASHINGTON ST.
SARATOGA SPRINGS, NY

SITE DETAILS

DATE: 05/11/2016
PROJECT NO: 28352
DRAWING BY: SHW
CHK BY: APS

C-601

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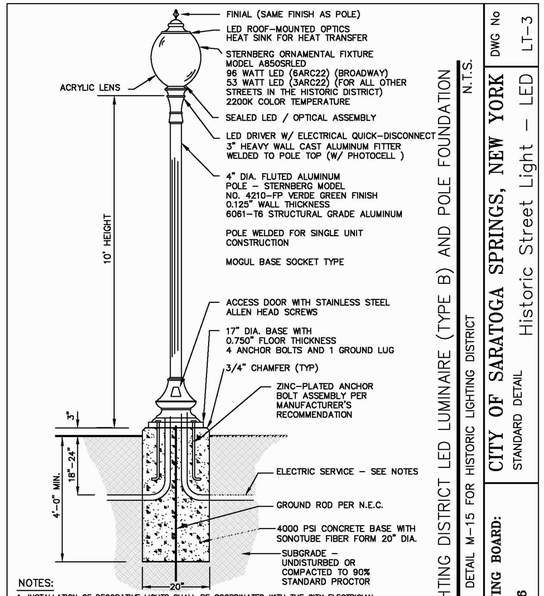


NOTES:

1. INSTALLATION OF DECORATIVE LIGHTS SHALL BE COORDINATED WITH THE CITY ELECTRICIAN AND DEPARTMENT OF PUBLIC WORKS. (USE 120V POWER.).
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ELECTRIFYING THE SYSTEM AND PAYING THE ELECTRIC BILLS UNTIL ACCEPTED AND TAKEN OVER BY THE CITY OF SARATOGA SPRINGS.
3. ELECTRIC SERVICE: SWEEPS AT CONCRETE BASES AND BETWEEN BASES USE 2" SCHEDULE 40 PVC NON-METALLIC CONDUIT, UNLESS UNDER DRIVEWAYS WHERE SCHEDULE 80 PVC IS REQUIRED. FOR WIRE: THHN COPPER STRANDED NUMBER 8 COLORED RED, WHITE, AND GREEN. LIGHTS ARE WIRED 120 VOLTS. PROVIDE A SEPARATE HANDHOLE, SYNERTECH SYN1212122HH02, TO BE OWNED BY THE CITY FOR THE DISCONNECT NEAR THE BASE OF THE ELECTRIC POLE OR BOX AT THE BEGINNING OF SERVICE. PROVIDE AND INSTALL (1) 5/8 INCH COPPER GROUND ROD IN HANDHOLE. WIRE AND CONDUIT FROM HANDHOLE TO POLE OR BOX PER NATIONAL GRID'S STANDARDS. IF CONNECTING ONLY ONE LIGHT PROVIDE WATERTIGHT FUSEHOLDER, FERRAZ SHAWMUT FEB-21-21 1P 600V WITH 5 AMP FUSE WITH INSULATOR BOOTS PART FRZ FS81 IN HANDHOLE FOR FUSING THE POWER WIRE. IF CONNECTING MORE THAN ONE LIGHT PUT A 30 AMP FUSE IN WATERTIGHT FUSEHOLDER IN HANDHOLE AND PROVIDE SEPARATE FUSE HOLDERS, BUSSMAN HEB-AA FUSEHOLDER WITH 5 AMP FUSE, IN BASE OF EACH LAMP. RUN #12 THHN COPPER, (RED, WHITE, AND GREEN) FROM BASE TO TOP OF LIGHT . USE POLARIS CONNECTORS FOR CONNECTIONS IN HANDHOLE AND IN BASE OF LIGHTS. THE LIGHT IS TO BE MOUNTED DIRECTLY ONTO CONCRETE BASE USING FENDER WASHERS, 2 INCH OD 1/2 INCH ID AND 1/8 INCH THICKNESS, AND LOCK WASHERS.

HISTORIC LIGHTING DISTRICT LED LUMINAIRE (TYPE B) AND POLE FOUNDATION — N.T.S.

SEE STANDARD DETAIL M-15 FOR HISTORIC LIGHTING DISTRICT

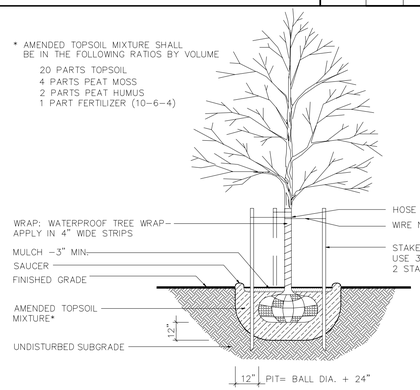
CITY OF SARATOGA SPRINGS, NEW YORK — STANDARD DETAIL — Historic Street Light - LED

DWG No LT-3

APPROVED BY PLANNING BOARD: 4/28/16

PLANTING SCHEDULE

KEY	QTY.	BOTANTICAL NAME / COMMON NAME	SIZE	ROOT
STREET TREES				
Up	2	ULMUS "Patriot" / Patriot Elm	3"-3 1/2" Caliper	B&B



NOTES:

MAJOR TREES (STREET AND SHADE) SHALL BE 3" MIN. D.B.H. (DIAMETER AT BREAST HEIGHT)

MINOR TREES (SMALL ORNAMENTALS) SHALL BE 2" MIN. D.B.H.

SEE SUBDIVISION CONSTRUCTION REGULATIONS FOR RECOMMENDED STREET TREE SPECIES.

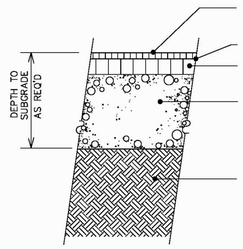
ALL PLANT LIST SPECIFICATIONS SHALL INCLUDE THE FOLLOWING INFORMATION, TO BE APPROVED BY THE CITY OF SARATOGA SPRINGS:
BOTANICAL NAME — HEIGHT OR TRUNK DIA.
COMMON NAME — SPACING
TOTAL QUANTITY

TREE PLANTING DETAIL

N.T.S.

APPROVED: PLANNING BOARD — 1/13/2010 DATE

CITY OF SARATOGA SPRINGS, NEW YORK — STANDARD DETAIL — Tree Planting — DWG No L-1



PAVEMENT TYPE	TOP COURSE	BINDER COURSE	GRAVEL COURSE	ESAL LEVEL
PARKING LOT	1-1/2"	2"	8-10"	<0.3 MILLION
STANDARD ROADWAY	1-1/2"	3"	12"	<30 MILLION
HEAVILY TRAVELED/ TRUCK LOADING	2"	* 4"	12"	<30 MILLION

* SEE NOTE 2

NOTES:

1. PAVEMENT SECTIONS SPECIFIED ARE TYPICAL FOR STREET, DRIVEWAY AND PARKING LOT CONSTRUCTION WHERE TRAFFIC VOLUMES AND LOADINGS ARE NOT EXCESSIVE. BASED ON ANTICIPATED VOLUMES AND LOADS, THE CITY ENGINEER MAY REQUIRE STRUCTURAL PAVEMENT SECTION TO BE INCREASED TO CARRY DESIGN LOADING.
2. BINDER TO BE PLACED IN 2 - 2" LIFTS W/ TACK COAT BETWEEN.
3. THE CITY ENGINEER MAY REQUIRE COMPACTION TESTING AND/OR CORE SAMPLES TO VERIFY PAVEMENT THICKNESSES. ALL TESTING SHALL BE AS ORDERED BY THE CITY ENGINEER AND SHALL BE PAID FOR BY THE CONTRACTOR.
4. NOTIFY THE CITY ENGINEER 48 HOURS MINIMUM PRIOR TO COMMENCING PAVING OPERATIONS..

ASPHALT PAVEMENT

N.T.S.

APPROVED: PLANNING BOARD — 4/10/2013 DATE

CITY OF SARATOGA SPRINGS, NEW YORK — STANDARD DETAIL — Asphalt Pavement — DWG No SS-5

Planning Board File No.
Approved by the Saratoga Springs Planning Board under authority of a resolution adopted
Chairperson: _____ Date: __/__/20__.

SALT&CHAR

ISSUE	DATE	DOB	Consultants	D.R.C.	Contractor	Owner/Rep	LANDLORD

OWNER

RBC CONSTRUCTION
8 Paddocks Circle, Saratoga Springs, NY 12866
518-786-7100

DESIGN ARCHITECT

CMS ARCHITECTURE + **DESIGN**
186 5th Avenue - 2nd Floor, New York, NY 10010
212.242.3277 fax 212.481.8456
design@cmsarchitecture.com

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SITE / CIVIL ENGINEERING

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C-602

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Bonacio Construction Inc.
www.bonacio.com

Date: **May 5, 2016**
Project: **Moore Hall Demolition "Narrative"**

1) Project Description

a) The new construction consists of 26 condominium units in total.

b) Building #1- The main building along Union Ave which will house underground parking accessed from an entry off of North Lane, with 18 condo units on the three upper floors.

c) Building #2 &3- Consist of two duplex style carriage houses each with a two car garage with garages accessed from North Lane.

d) Building #4- Consists of a single family home accessed from White Street

e) Building #5- Consists of a three unit condo building will be built along White Street with parking in private garages located in the units.

f) Project duration in total (16-18mos)

2) Abatement Phase (Duration 6-8 weeks)

a) Prior to the start of any activities, the work area will cordoned off with an appropriate construction barrier / fence to secure all areas in which we are working.

b) A NYS licensed abatement firm will be contracted to completely and safely remove all interior and exterior hazardous materials per all NYS Department of Labor regulations and OSHA standards. The building will be free and clear of all hazardous materials prior to the start of any demolition. NYSDOL requires final visual and air monitoring inspections at the conclusion of the abatement work, and prior to the commencement of any demolition to ensure that all hazardous materials have been properly removed.

c) All hazardous materials will be properly transported to a landfill facility that accepts hazardous materials. No hazardous materials will remain on site when the work is complete.

3) **<u>Existing Building Survey Phase</u> (prior to demolition)**
   a) Existing conditions surveys will be performed of all structures within a pre-determined zone where the effects of vibrations may occur. This will be determined by an independent company that specializes in this type of work. Survey will be conducted with and shared with each adjacent property owner.

   b) Each structure will be inspected and surveyed for existing structural conditions. Any existing conditions will be photographed, surveyed, and/or monitored with instruments to create a "baseline condition".

   c) Existing conditions will be periodically and regularly monitored to determine if there have been any changes. Seasonal movements are expected in some conditions in historic buildings, these will be noted when found.

   d) Vibration Monitoring
      i) Vibration monitoring equipment will be employed at pre-determined locations. The equipment will run prior to the beginning of any vibration making construction activity to determine a "baseline" of vibration in the area. Existing road traffic, ongoing municipal work, other construction and industrial activities in the area, seismic activity, etc. may all show up as impacts to the baseline.
      ii) Additional vibration monitors will be employed during construction as additional areas of concern come to our attention. Data will be downloaded on a regular basis.
      iii) Note that the demolition and excavation work scheduled to take place is not expected to reach the level of vibration that would cause structural damage to adjacent structures. It is expected to reach the level of being a nuisance periodically.

   e) Insurances -- All required liability insurances must be in place prior to municipal approval of a demolition permit.

4) **<u>Demolition Phase</u> (Duration 6-8 weeks)**
   a) Bonacio Construction and our Subcontractor, Jackson Demolition are required by Law to follow all applicable OSHA regulations during the work to ensure the safety of all employees and the public. We are required to submit a written demolition plan detailing the procedures for a safe demolition of the building. The plan will be subject to review by the Saratoga Springs Building Department, Office of Public Safety, and other departments. Both Jackson and Bonacio will have full time staff on site during all demolition work in order to properly and safely coordinate the work.

   b) Demolition Phasing:
      i) Phase I- The diamond shaped one story dining hall structure closest to Union Ave will be removed. The foundations will remain in place to be used as a staging area for separating and removal of demolition materials. Throughout the demolition phase, all trucks will be loaded at this location and will exit the site utilizing a temporary construction entrance that will be created on Union Avenue. This

entrance will be carefully controlled using appropriate flag-persons to ensure safe entry and exit to and from the site.

ii) Phase II- Demolition of the main 6 story tower formerly housing the dormitory, the elevator shafts, and the three stair towers. This is the bulk of the demolition work. The building is cast in place reinforced concrete, so it must be carefully broken into small manageable pieces by a large processing machine. This machine will apply a constant stream of water to mitigate any dust created by the processor. The concrete rubble will be hauled off site to be recycled into materials used in the fabrication of roadways and all metallic components of the building will be also be separated to be recycled.

iii) Phase III- Includes the removal of the rear single story and courtyard housing the kitchen and basement mechanical areas along with any remaining foundations.

5) **<u>Construction Phase</u> (12-14 months)**

a) Construction will be phased as follows:

i) Building 1- This will take the longest and will start first. We expect this work do take 12 months start to finish.

ii) Buildings 2&3- These will take slightly less time and will be started once the foundations for building 1 are complete. Total duration is expected to take 8 months.

iii) Buildings 4&5 will start last as we will use the existing parking lots as a staging area for the construction of Buildings 1 &2. These buildings will take 6 months to complete.

b) The intent is that all buildings and site work will be completed at approximately the same time and in the shortest duration possible.

6) <u>Communication and Safety Procedures and Plans</u>

a) A Logistics and Traffic Plan will be developed and approved by the City before the start of any demolition or construction, this plan will be discussed with Empire State college prior to submission to the city. This will take into consideration:

i) Construction traffic

ii) Construction deliveries and hauling off site.

iii) Construction disruptions to the street and sidewalks including temporary road and sidewalk closures

iv) Pedestrian Safety

v) Parking

vi) Snow Removal

vii) Emergency Procedures

viii) Safety on site and to adjacent properties

b) Safety

c) Communication

i) Weekly Schedule Update and Communication of Work Plan

ii) Daily Communication of Work Plan

iii) Notifications of Disruptions

At all times the site superintendent will be available as a single point of contact for answering questions / concerns re: activities on site.

Posters will be set on the construction fences listing all emergency numbers for:
Project Manager, Site Supervisor and building owner.

Sonny Bonacio – 365-4409 (Sonny@bonacio.com)

Tony Bonacio – 365-4411 (Tony@bonacio.com)

Chris Levitas (Project Manager) – 935-0812 (ChrisL@bonacio.com)

SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

April 28, 2016

Susan Barden, Senior Planner
City of Saratoga Springs
City Hall 474 Broadway
Saratoga Springs, NY 12866

RE: SCPB Referral Review#15-171-Area Variances-Moore Hall LLC/Bonacio
Proposal to demolish existing structures (previous 6-story college residence hall and cafeteria) and obtain variances (setback variances for front yard, side yard, rear yard, and variances for density and maximum building coverage) to construct 26 residential dwelling (condominium) units.
Union Avenue (NYS Route 9P) and White Street

Received from the City of Saratoga Springs Zoning Board of Appeals on March 23, 2016.

Reviewed by the Saratoga County Planning Board on April 21, 2016.

Decision: No Significant County Wide or Inter Community Impact

Previously, in September of 2006, the Saratoga County Planning Board reviewed a near-identical appeal for a special use permit and for area variances that was followed three months later by a referral for site plan review. On September 21, 2006 the SCPB rendered a recommendation of No Significant Countywide or Intercommunity Impact on the area variances and special use permit. On December 21, 2006 the county board approved the site plan associated with Norstar Development's proposal for demolition and construction of 18 residential condominium units. Prior to the Norstar application for redevelopment of the properties under review they were zoned Institutional, then re-zoned to UR-4, and remain so zoned now.

The review of area variances requires the board of appeals to conduct a test in which it considers the benefits sought by the applicant (through the proposed project) in balance with any potential detriment to a community's health, safety and welfare. Just as the previous proposals warranted positive recommendations from this body, we found the newly-proposed concepts as being consistent in mass, scale, and design with the neighborhood and warranting again a positive recommendation (No Significant…).

We noted that the 1.3 acres under consideration are split by an alley and front on two different streets (Union Ave. and White Street), accentuating the need for variances.

50 WEST HIGH STREET
BALLSTON SPA, NY 12020

(518) 884-4705 PHONE
(518) 884-4780 FAX

Additionally, there are no vacant parcels or adjacent lands/lots for sale which might help to minimize or eliminate the need for variances. It does not appear that the option of constructing two large structures up to the permitted height of 70 feet would create residential uses consistent with that of the existing neighborhood. Over the years since the college has relocated to its North Broadway campus, the surrounding neighborhood(s) has/have experienced the conversion of many large single-family residences and former college structures into multi-family residential buildings which have resulted in a mix of residential types along with apartments and offices. We see the proposed development as complementing the existing neighborhood.

In our review of the submitted materials and visits to the project site, we are aware that the same variances as approved in 2006 are being presented with this application (with only minor variation in degrees of measurement for some). We note that from the main visual approach of Union Avenue there is no front yard setback variance required. On White Street the required 25' setback is not met but it should be noted that the setbacks of existing residences are approximately at a build-to line or setback of 5' and the proposed construction is designed to match the context of the existing neighborhood. In regard to the appearance and context of new construction it should be noted that in the April 5, 2016 correspondence from OPRHP the project's demolition and new construction "will have no adverse impact upon the Union Avenue Historic District" if:

1. Bldg materials used are sympathetic to surrounding architecture and work well within the streetscape of the historic district, and
2. Setbacks and lawn areas on both streets are consistent with neighboring properties.

We understand that the project was before the city's DRC last Wednesday night (20th) and it appears that the project was seen as positive for the neighborhood and contextually presented no problem with mass of scale.

Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

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Landscape Architecture & Engineering P.C.
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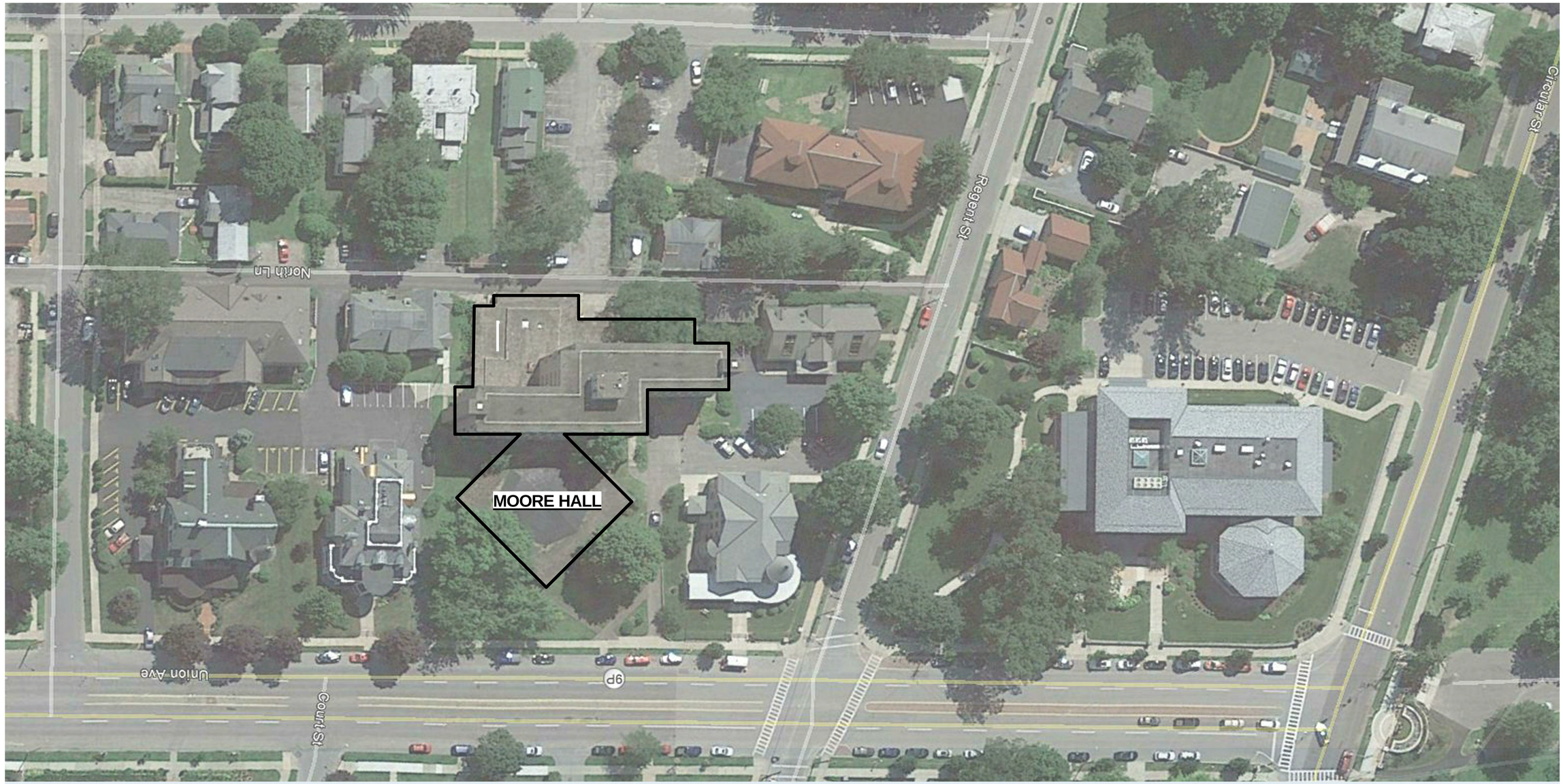
Bonacio Construction Inc.

Moore Hall - View from Union Avenue
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS
04/22/2016



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Union Avenue Context - Existing
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS
04/22/2016

N

WHITE STREET

133' - 0"
28' - 0" | 75' - 0" | 30' - 0"
7' - 6"
51' - 0"
26' - 0"
146' - 0"
13' - 6"
51' - 0"
10' - 6"
180' - 0"

BLDNG 5
(3) UNITS

BLDNG 4
(1) UNIT

CLARK STREET

North Ln

NORTH LANE

15' - 6" | 54' - 0" | 28' - 0" | 54' - 0" | 28' - 6"
18' - 0"
55' - 0"
32' - 6"
241' - 6"
108' - 0"
28' - 0"

BLDNG 3
(2) UNITS

BLDNG 2
(2) UNITS

BLDNG 1
(18) UNITS

12' - 7" | 140' - 0" | 14' - 0"

REGENT ST

Regent St

CIRCULAR STREET

Circular St

Union Ave

Court St

9P

UNION AVENUE

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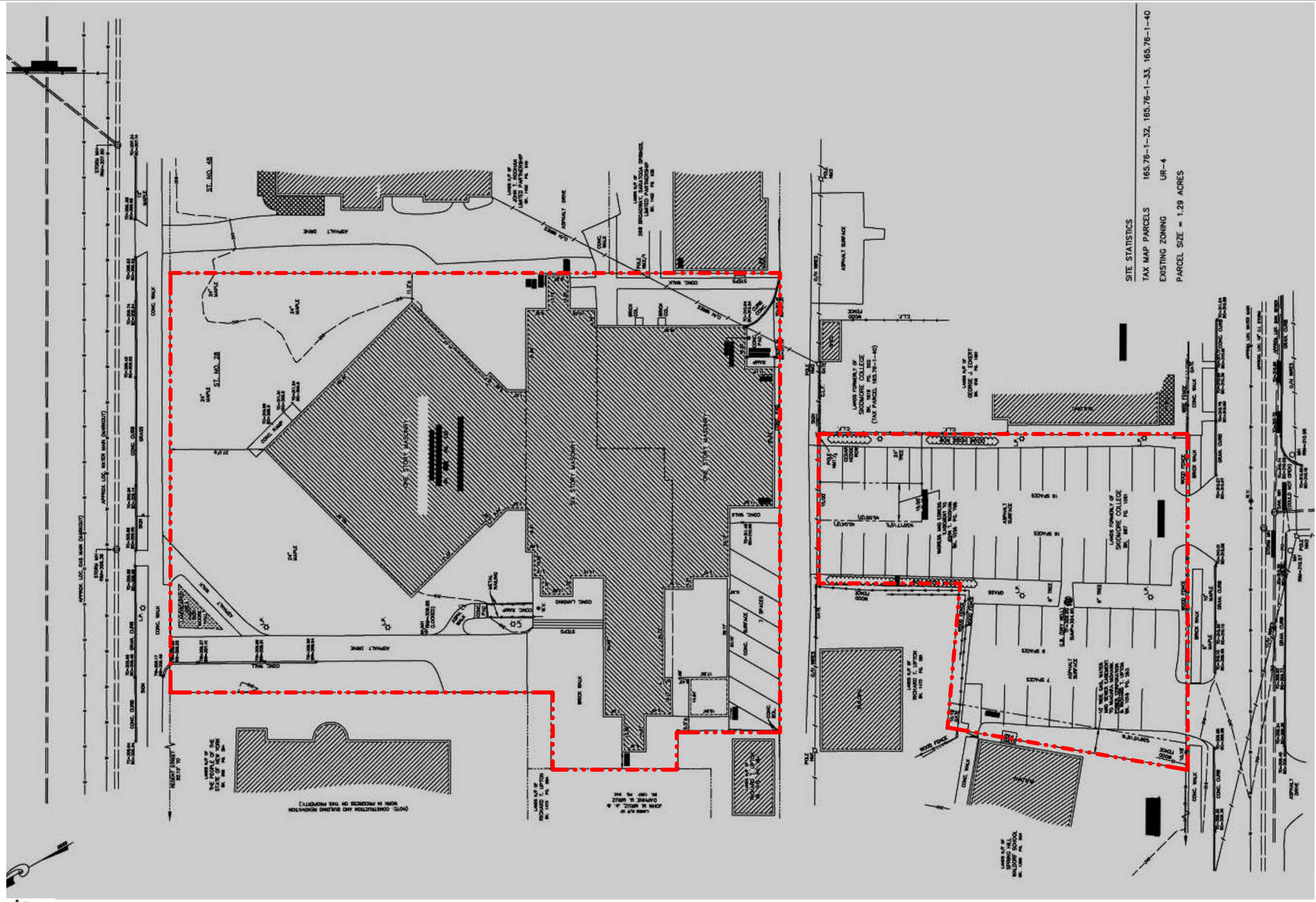
Union Avenue Context - Proposed
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS
04/22/2016

N



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Existing Survey | UNION AVENUE CONDOMINIUMS

BTA PROJECT NO: 1602

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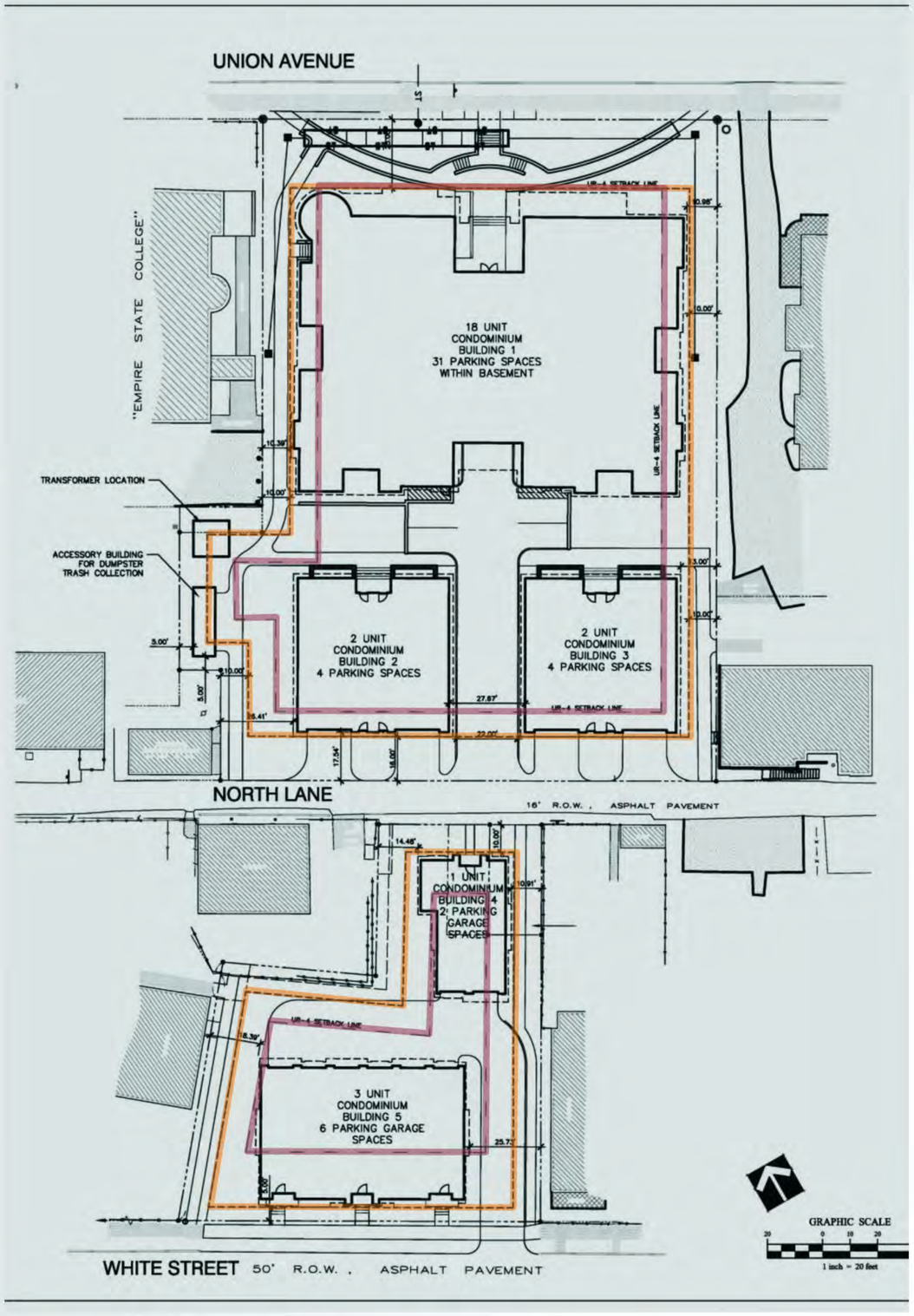


UNION AVENUE

SIDE YARD SETBACK
REQUIRED - 20' MINIMUM, 45' TOTAL
PROVIDED - 10', 10' 20' TOTAL

VARIANCE REQUESTED 10' 25'

REAR YARD SETBACK
REQUIRED - 25'
PROVIDED - 16' NORTH LANE

VARIANCE REQUESTED 9'

MAXIMUM BUILDING COVERAGE
PRINCIPAL BUILDING
REQUIRED - 25%
PROPOSED - 52.39%

VARIANCE REQUESTED27.39%

DENSITY PER UNIT
REQUIRED - 3,000 SF PER UNIT
PROPOSED – 1,901 SF PER UNIT

VARIANCE REQUESTED- 1099 SF PER UNIT

WHITE STREET

SIDE YARD SETBACK
REQUIRED - 20' MINIMUM, 45' TOTAL
PROVIDED – 10', 10' 20' TOTAL

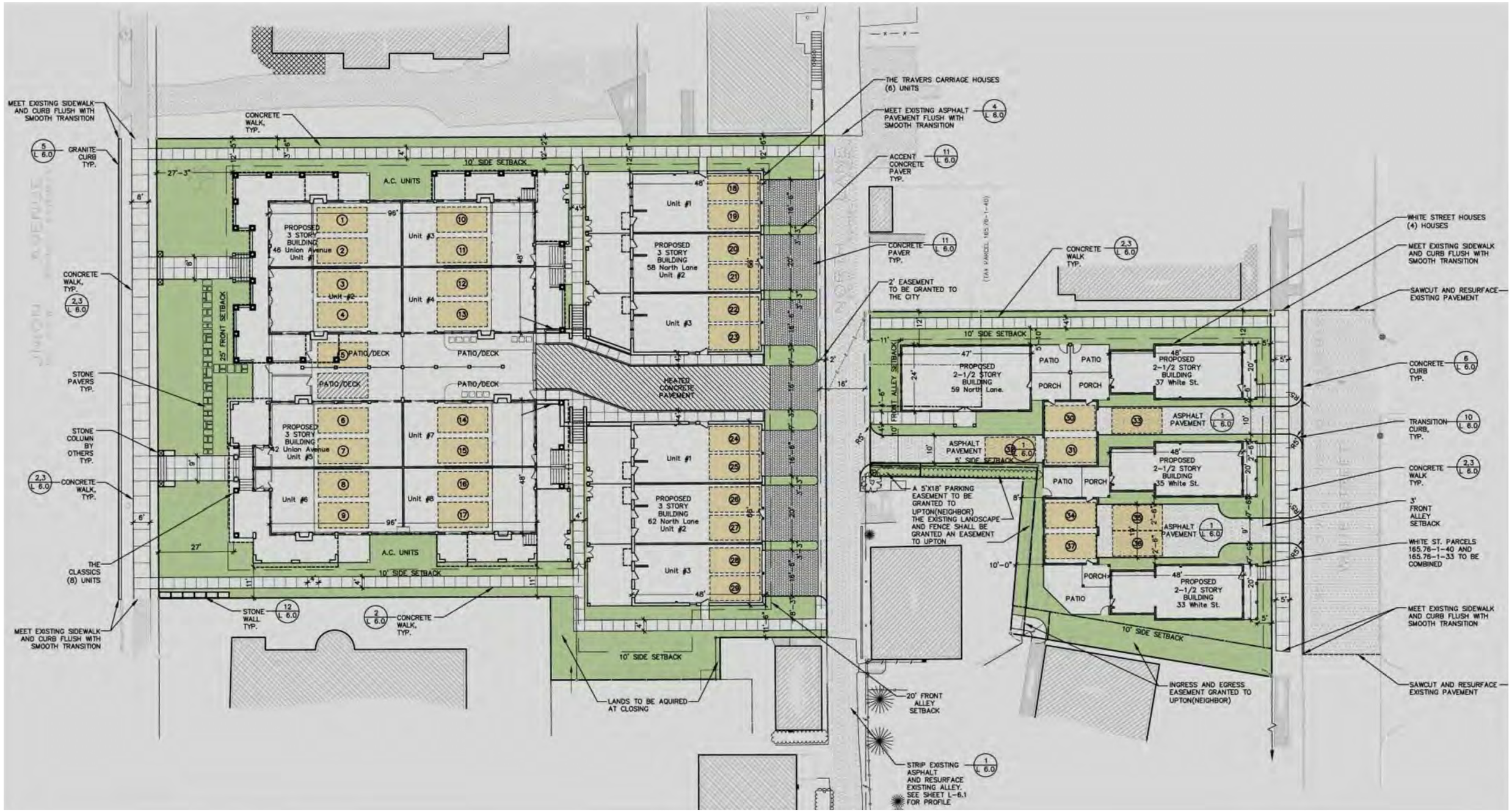
VARIANCE REQUESTED 10' 25'

REAR YARD SETBACK
REQUIRED - 25'
PROVIDED - 10' NORTH LANE
VARIANCE REQUESTED 15'

FRONT YARD SETBACK
REQUIRED 25′
PROPOSED 5′
VARIANCE 20′

MAXIMUM BUILDING COVERAGE
PRINCIPAL BUILDING
REQUIRED - 25%
PROPOSED - 39%

VARIANCE REQUESTED 14%



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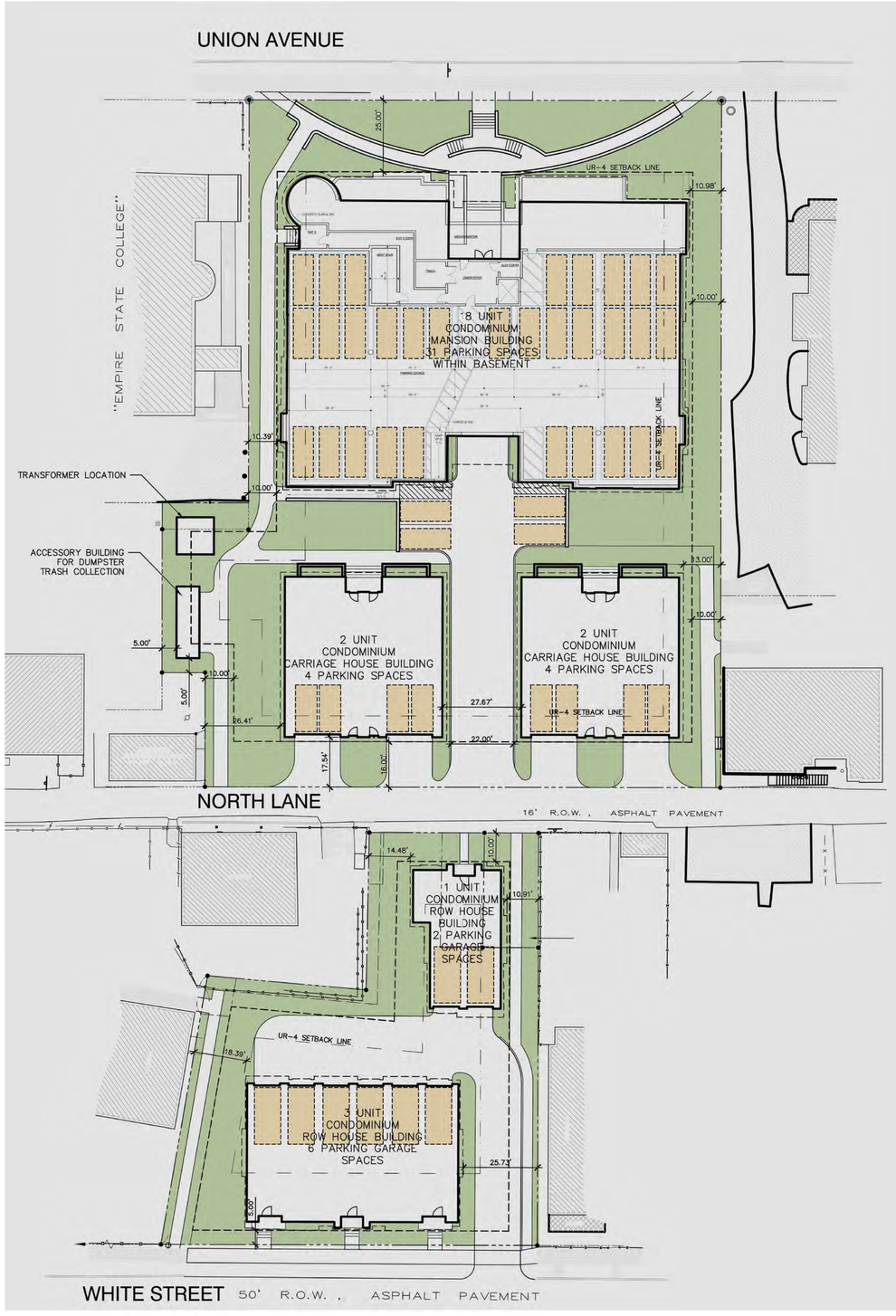
Original Approved Project | UNION AVENUE CONDOMINIUMS

BTA PROJECT NO: 1602

N

2008 APPROVED SITE PLAN



2016 PROPOSED SITE PLAN

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Site Plan Comparison | UNION AVENUE CONDOMINIUMS
BTA PROJECT NO: 1602

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Proposed View from Union Avenue and Court Street

BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS

04/22/2016

NORTH (UNION AVENUE) ELEVATION

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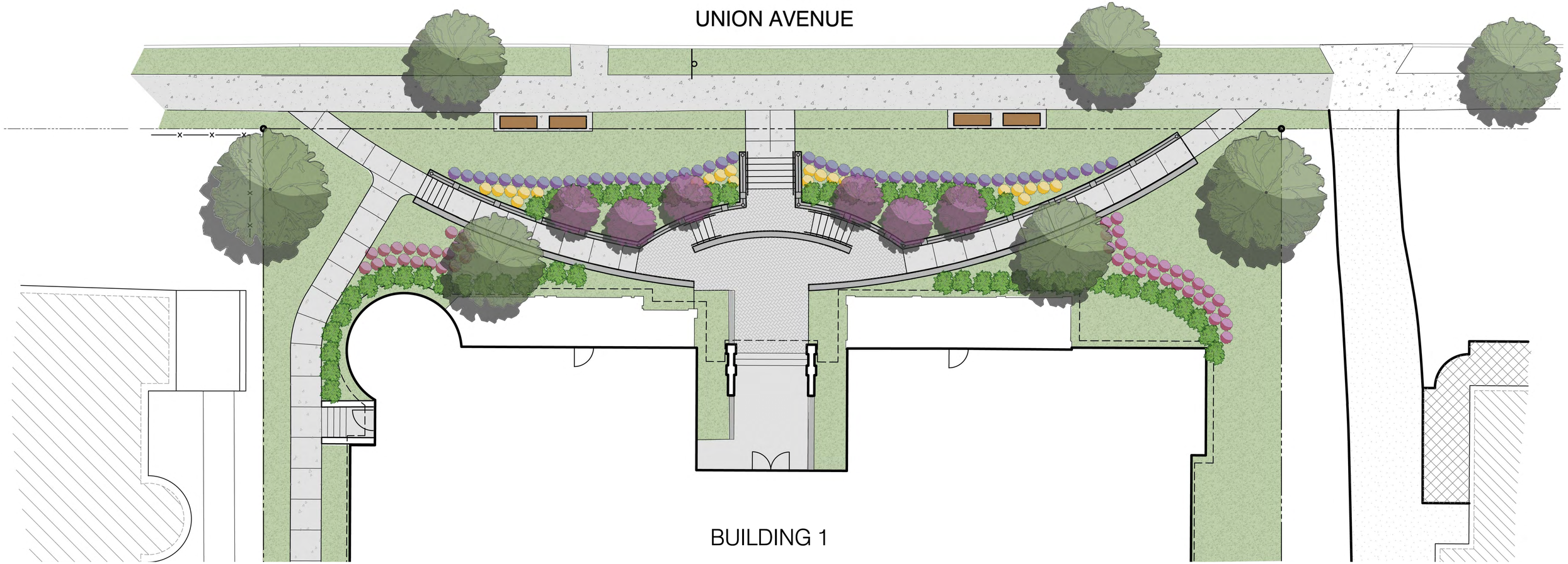
Building 1 North Elevation
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS
04/22/2016

0' 4' 8'



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Union Avenue Entrance Landscape and Civic Space
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS

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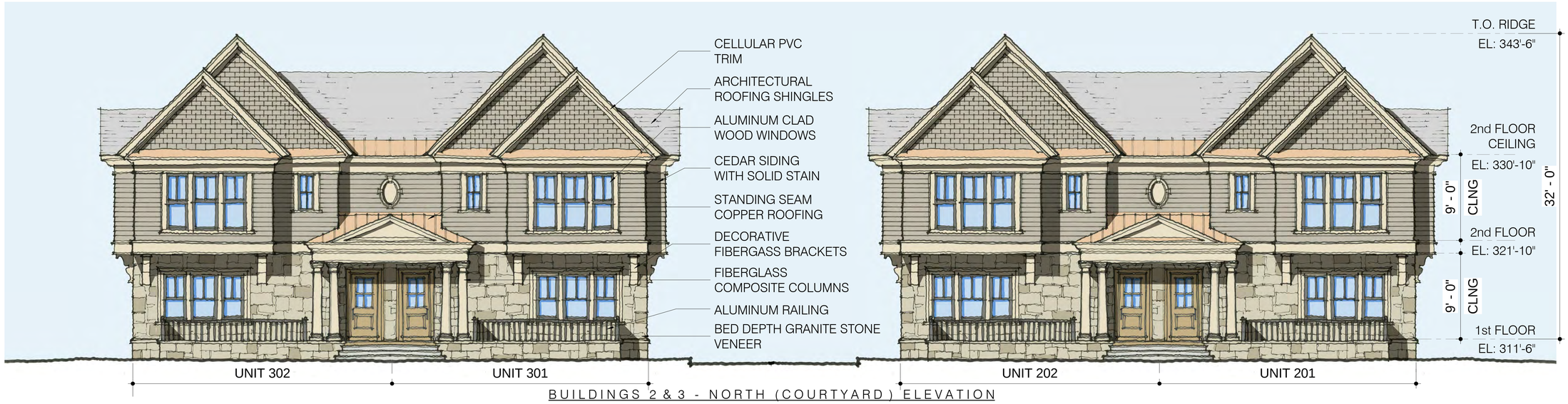


BUILDINGS 2 & 3 - NORTH (COURTYARD) ELEVATION

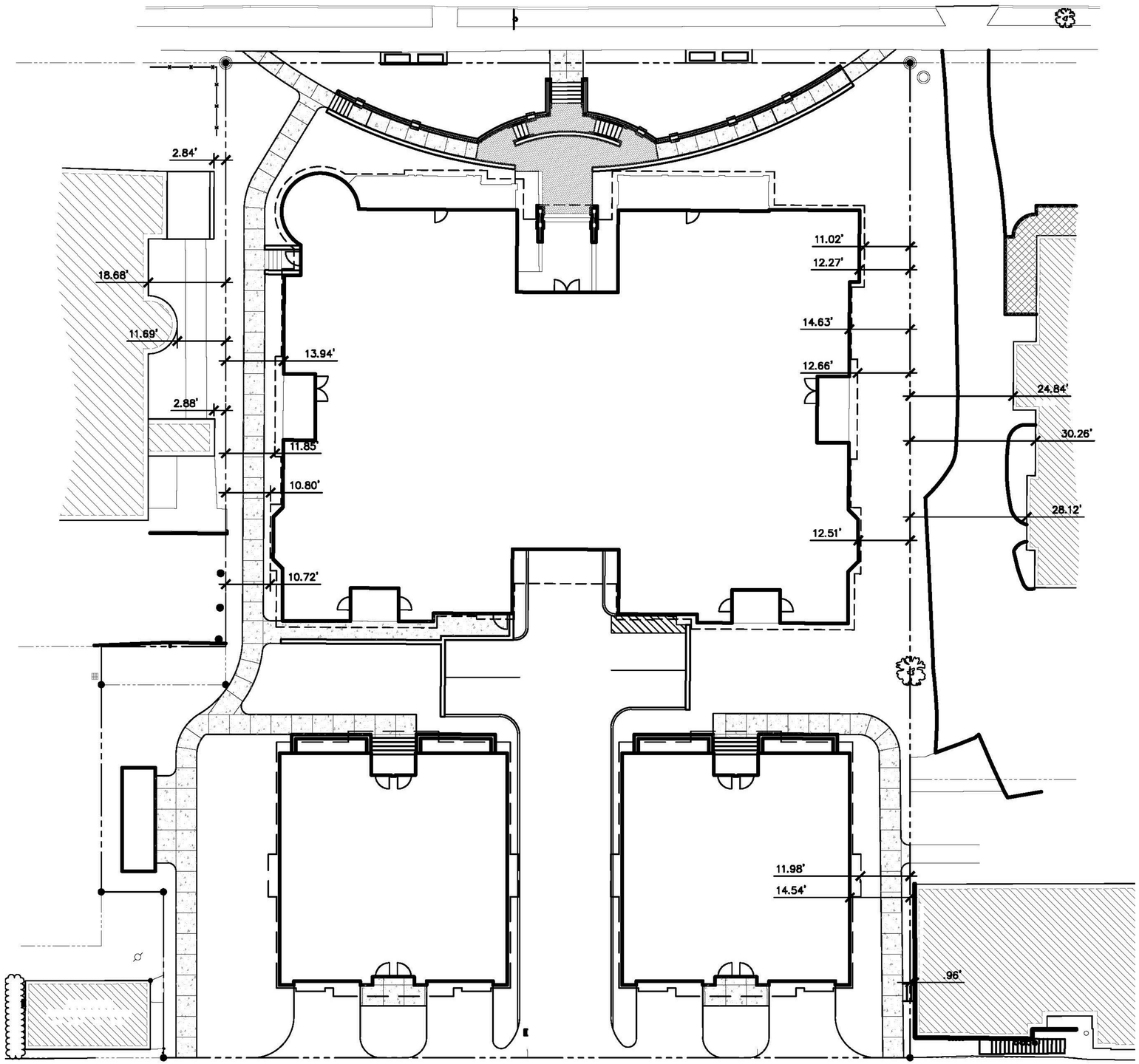
BUILDINGS 2 & 3 - SOUTH (NORTH LANE) ELEVATION

BUILDING 4 - NORTH LANE ELEVATION

BUILDING 5 - WHITE STREET ELEVATION

BUILDING 5 - SIDE ELEVATION

UNION AVENUE



NORTH LANE

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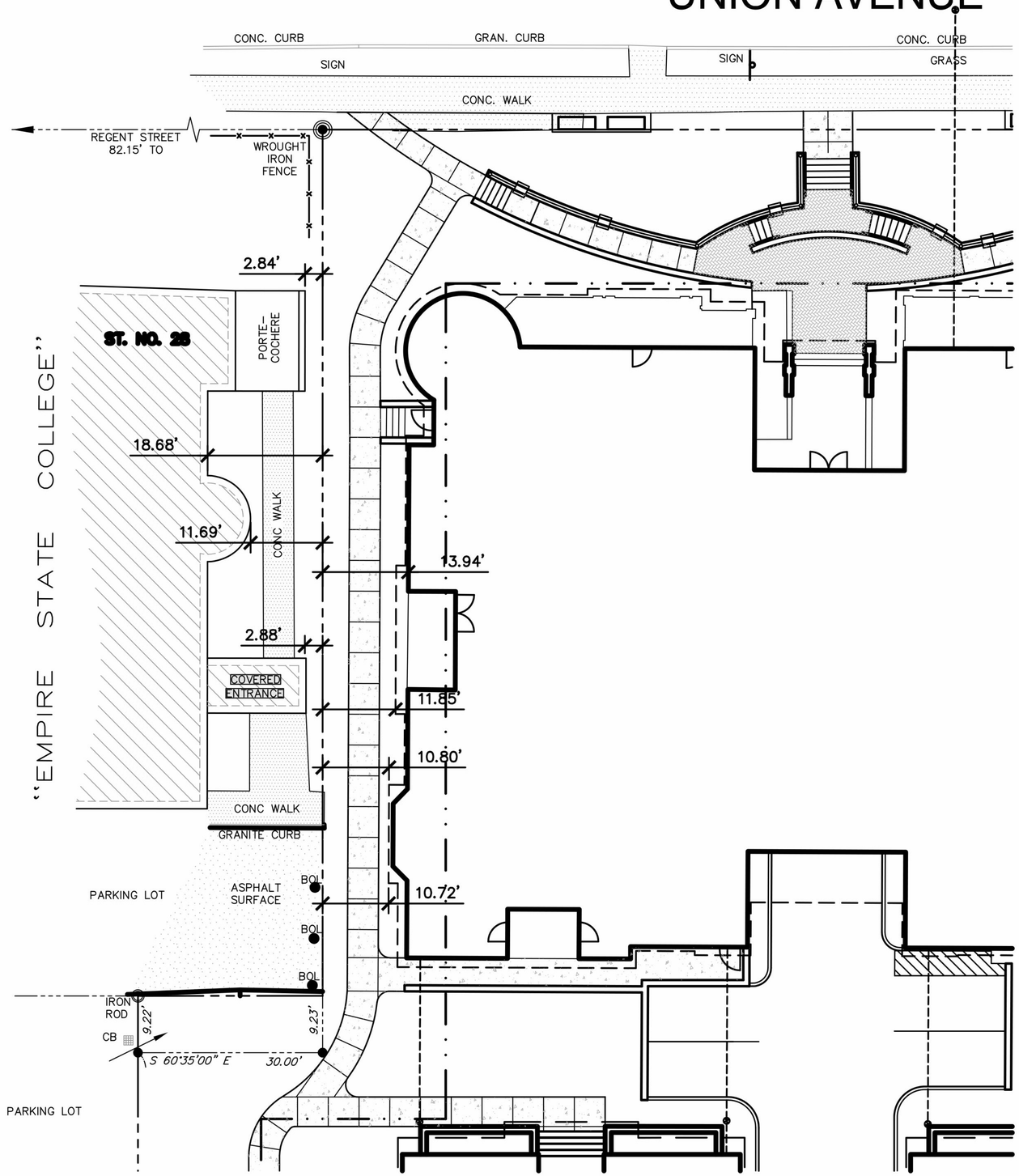
Union Avenue Neighbor Diagram | UNION AVENUE CONDOMINIUMS

BTA PROJECT NO: 1602

N



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Enlarged Union Avenue Neighbor Diagram
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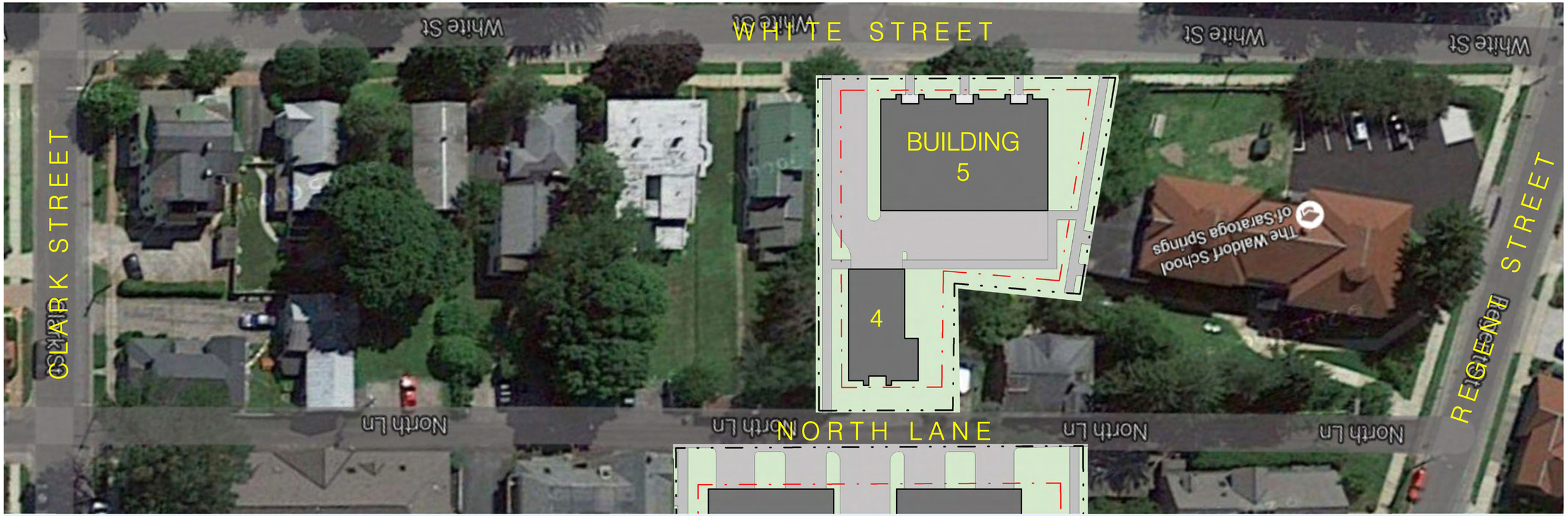
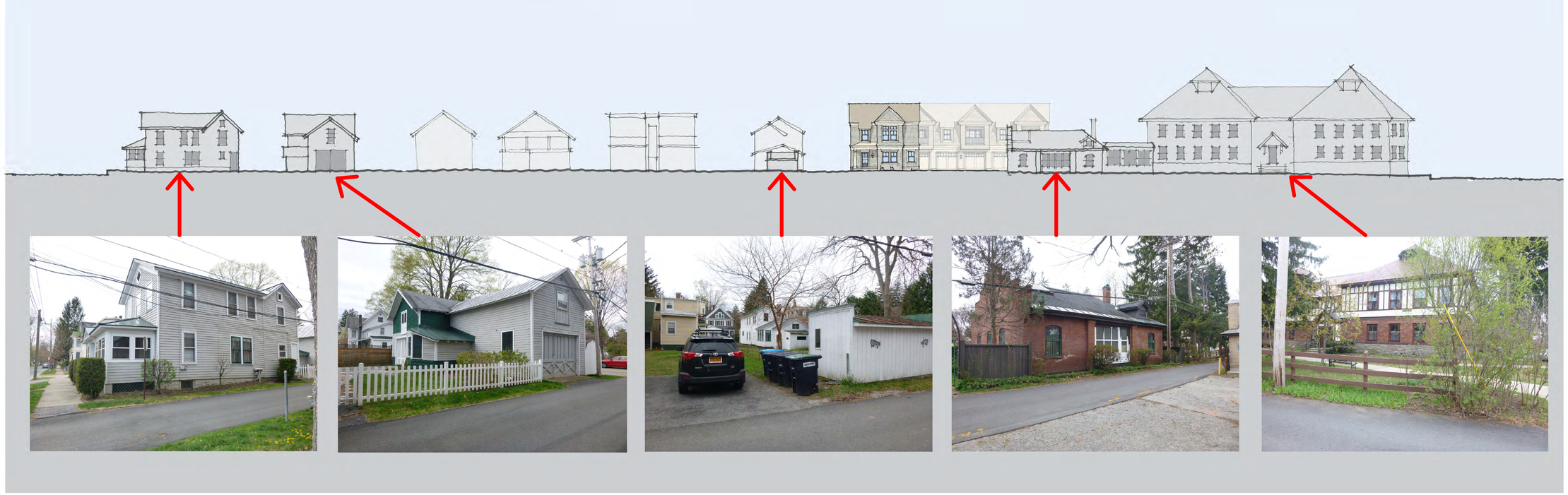
Building 1 - Enlarged Street Elevations
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS
04/22/2016

Regent St
BUILDING 1
BUILDING 2
BUILDING 3
North Ln
North Ln
North Ln
North Ln





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North Lane Streetscape looking South

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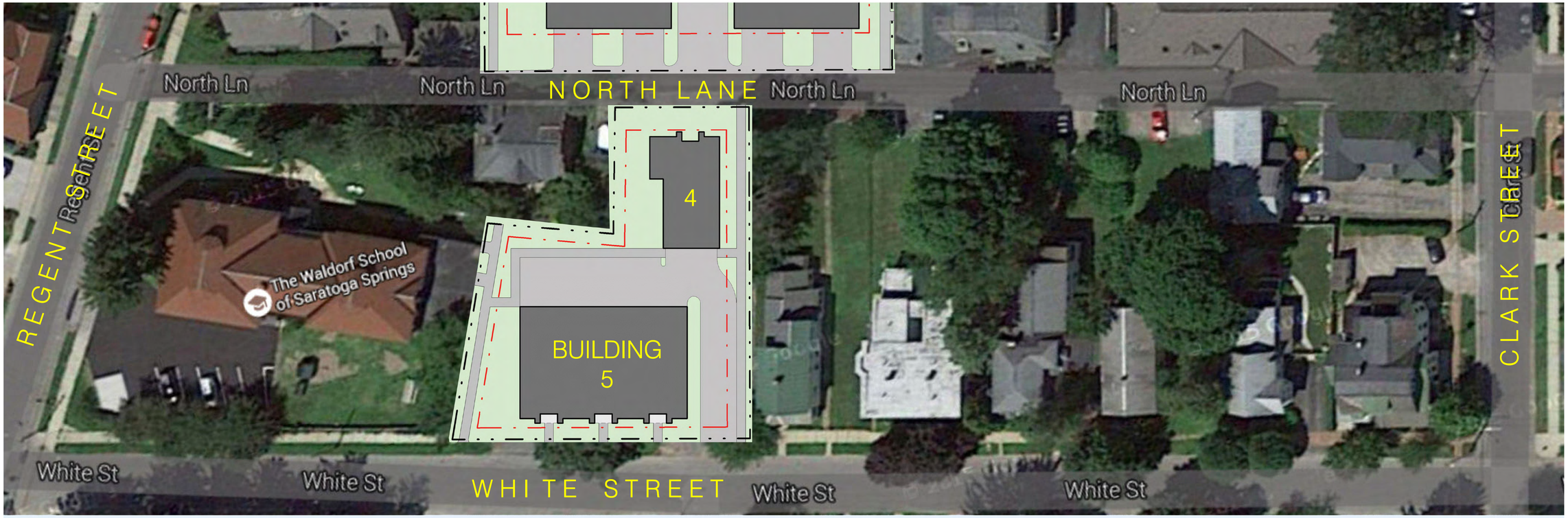
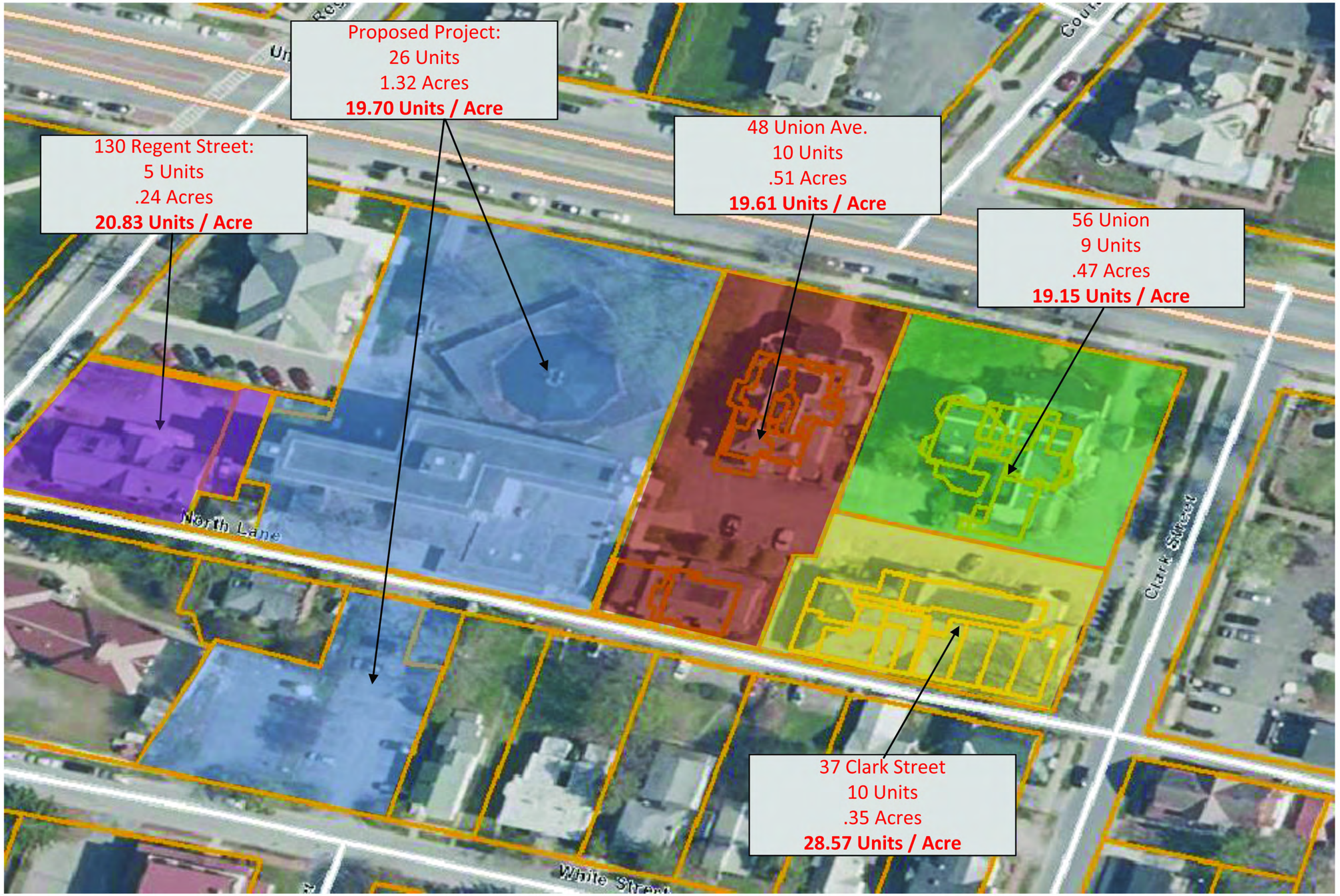

North Ln
North Ln
NORTH LANE
North Ln
North Ln
REGENT STREET
REGENT STREET
CLARK STREET
CLARK STREET
4
The Waldorf School of Saratoga Springs
BUILDING 5
White St
White St
WHITE STREET
White St
White St



PROJECT UNIT DENSITY / ACRE – COMPARISON

MARCH/SEPTEMBER 21 @ 9:00 AM

EXISTING BUILDING

MARCH/SEPTEMBER 21 @ 9:00 AM

PROPOSED BUILDING

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March/Sept. Shadow Studies - 9am

BTA PROJECT NO: 1602 04/28/16

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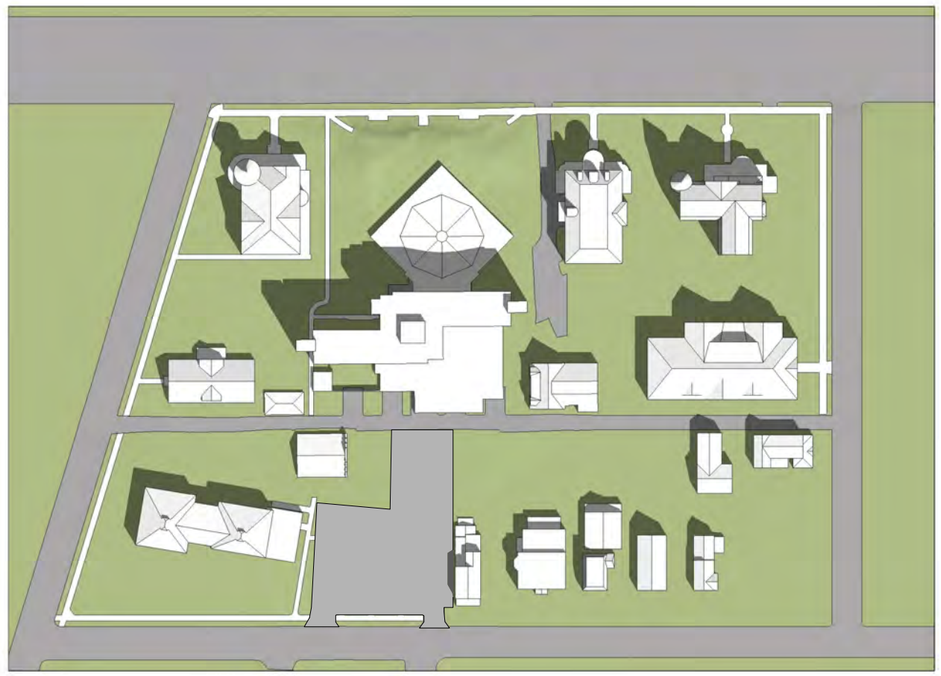
MARCH/SEPTEMBER 21 @ NOON



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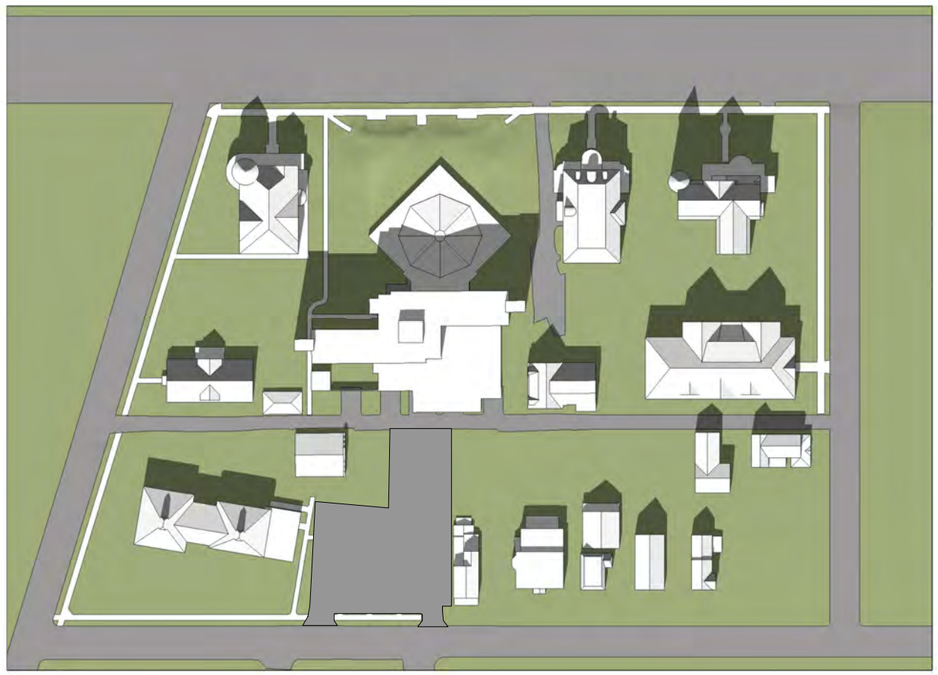
MARCH/SEPTEMBER 21 @ 2:00 PM



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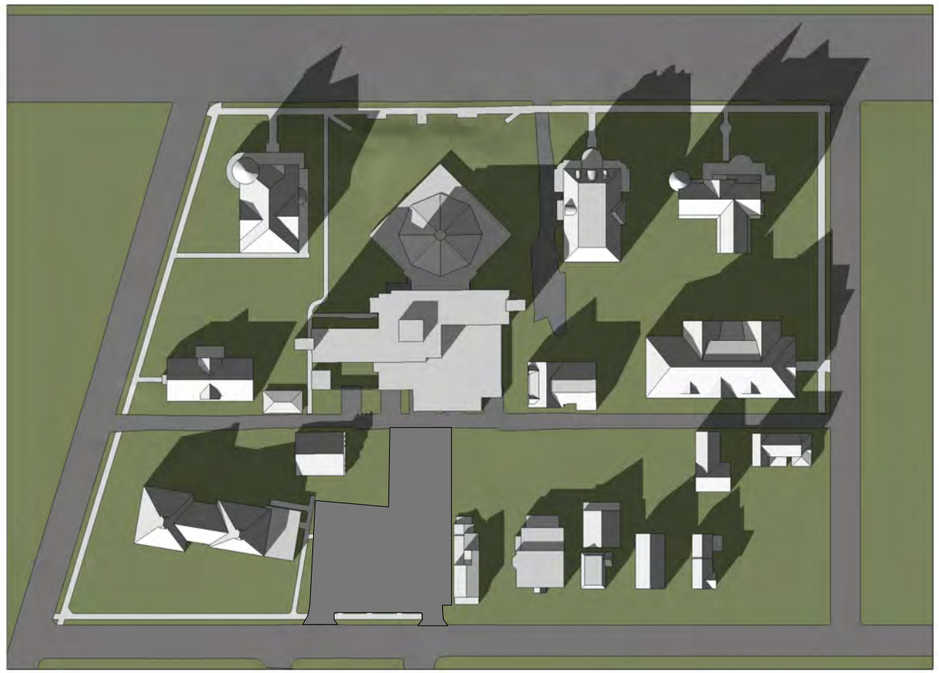
MARCH/SEPTEMBER 21 @ 4:00 PM



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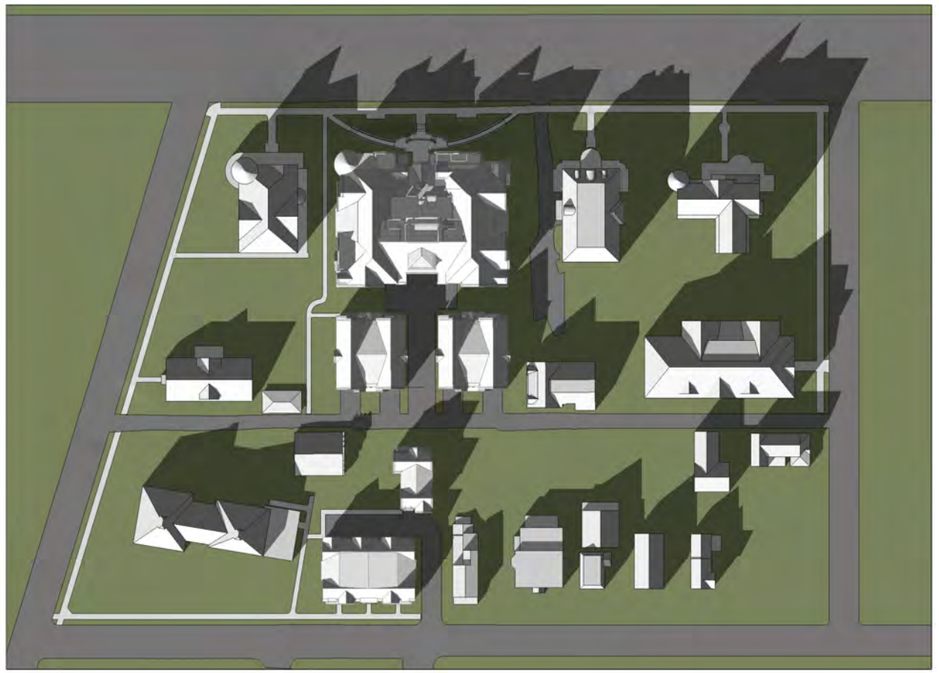

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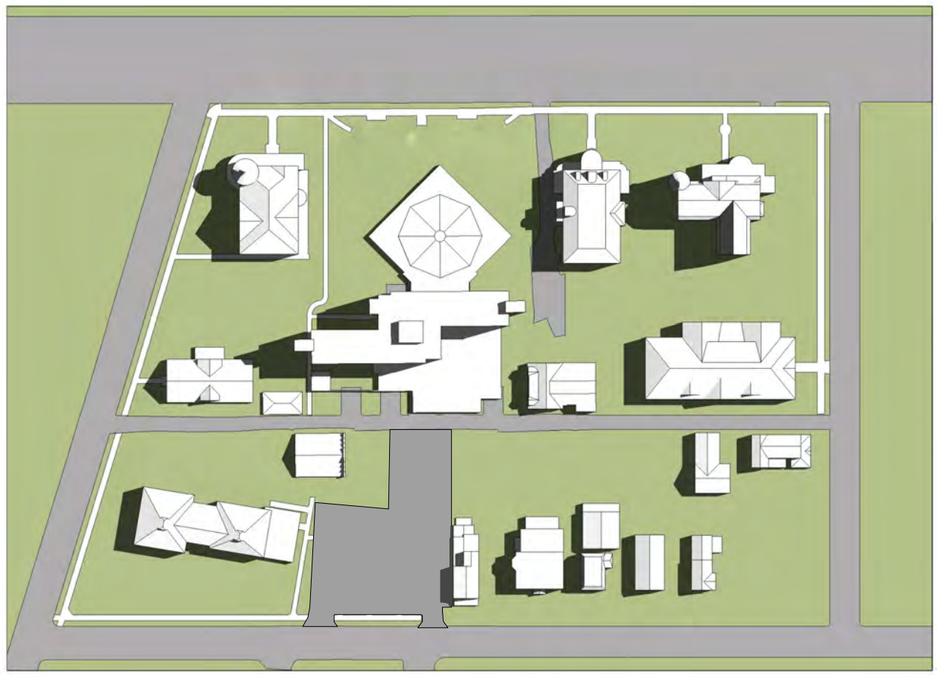
JUNE 21 @ 9:00 AM



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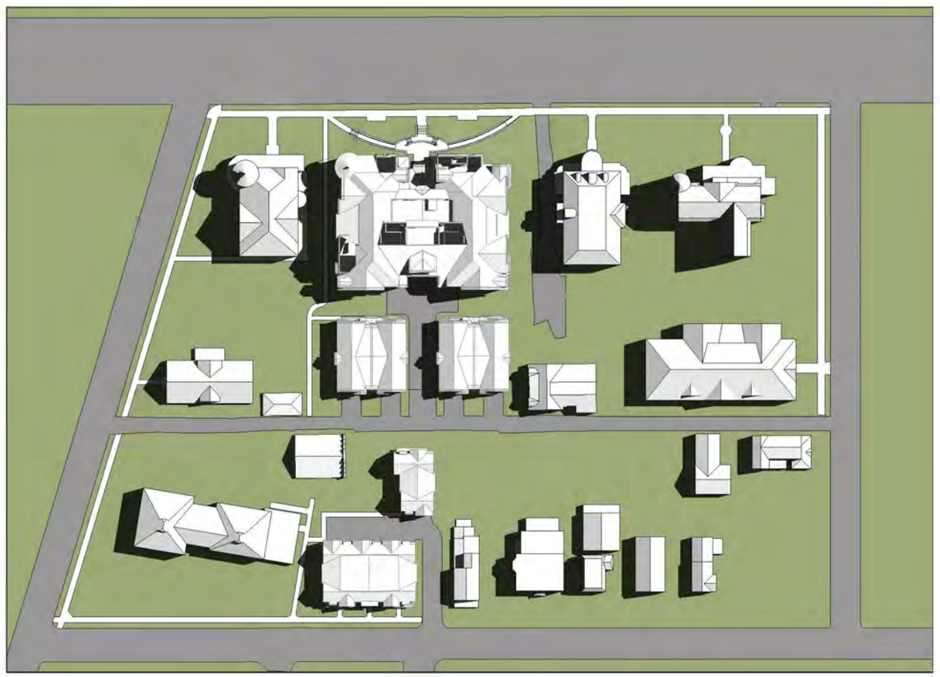

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June Shadow Studies - 9am

BTA PROJECT NO: 1602 04/28/16

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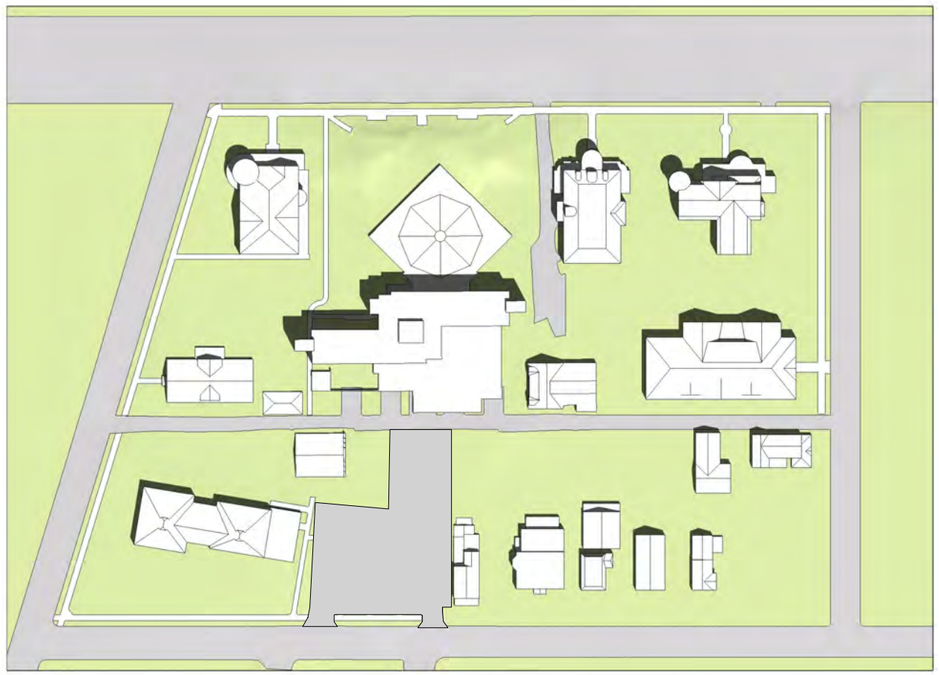
JUNE 21 @ NOON



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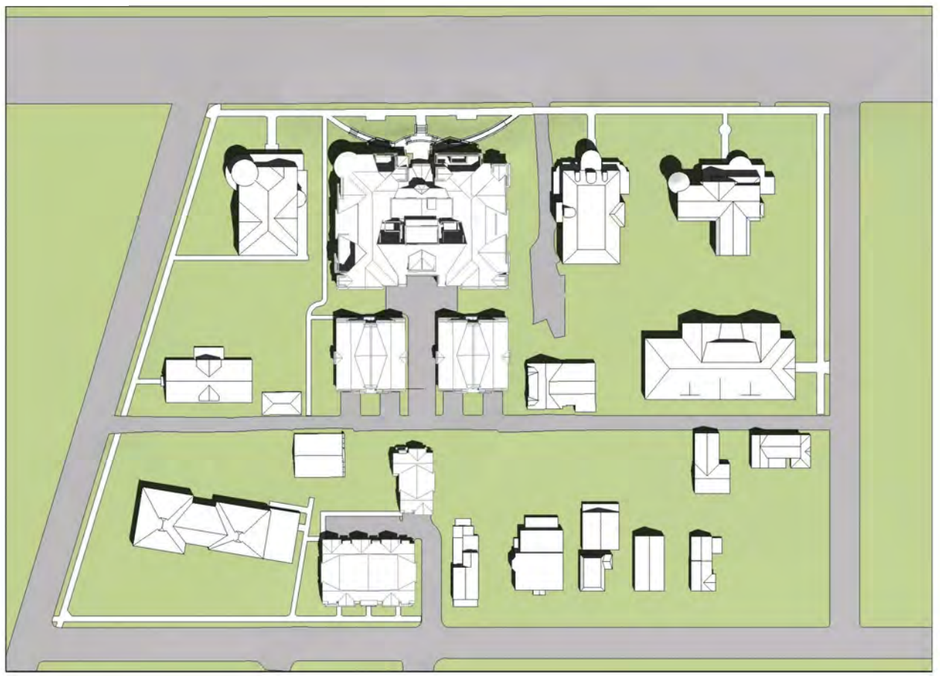
JUNE 21 @ NOON



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BTA PROJECT NO: 1602 04/28/16

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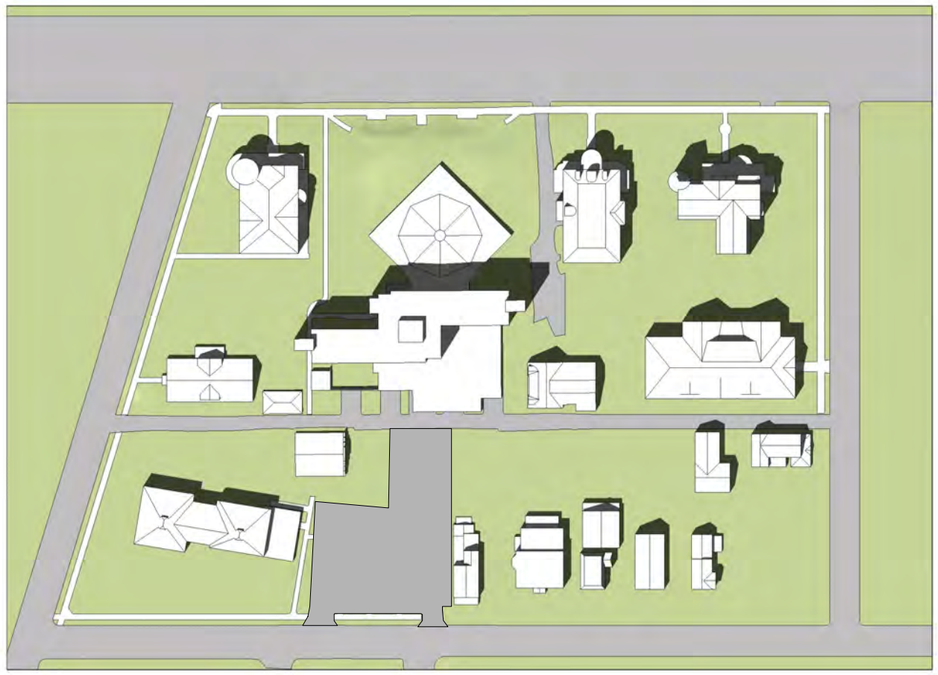

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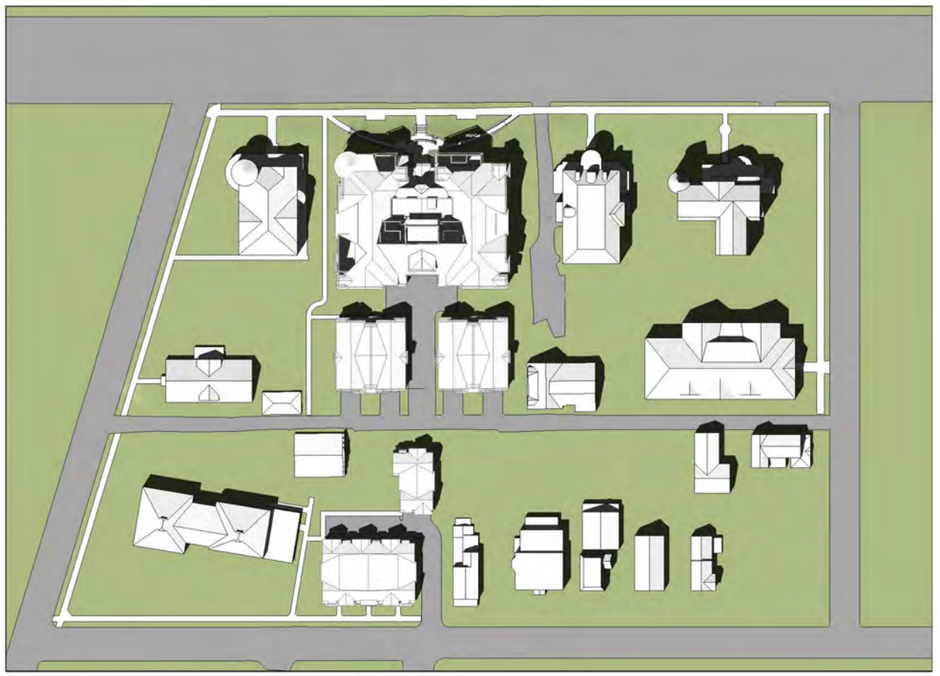

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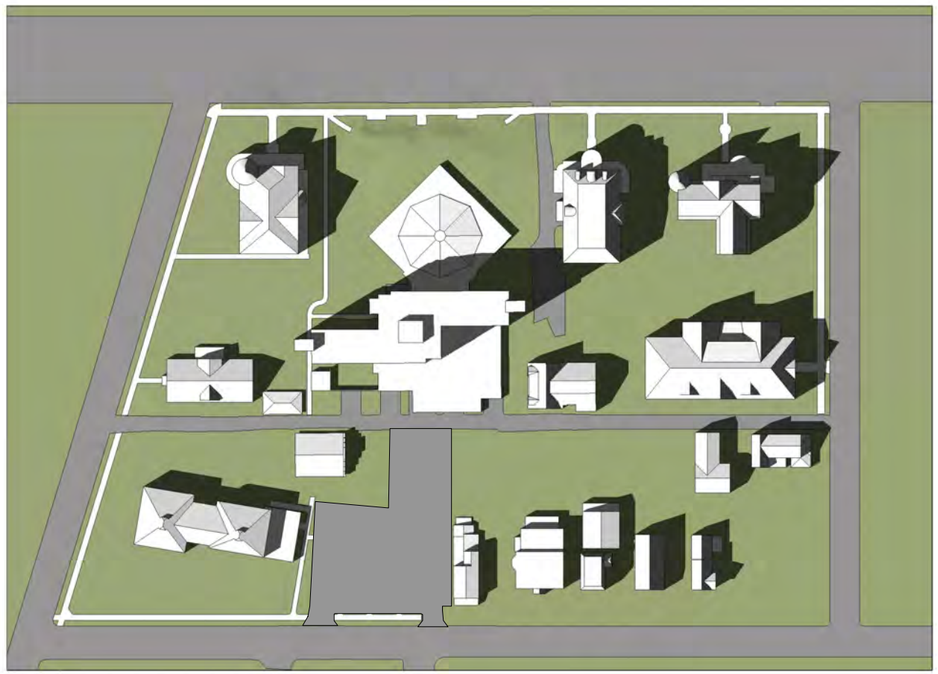

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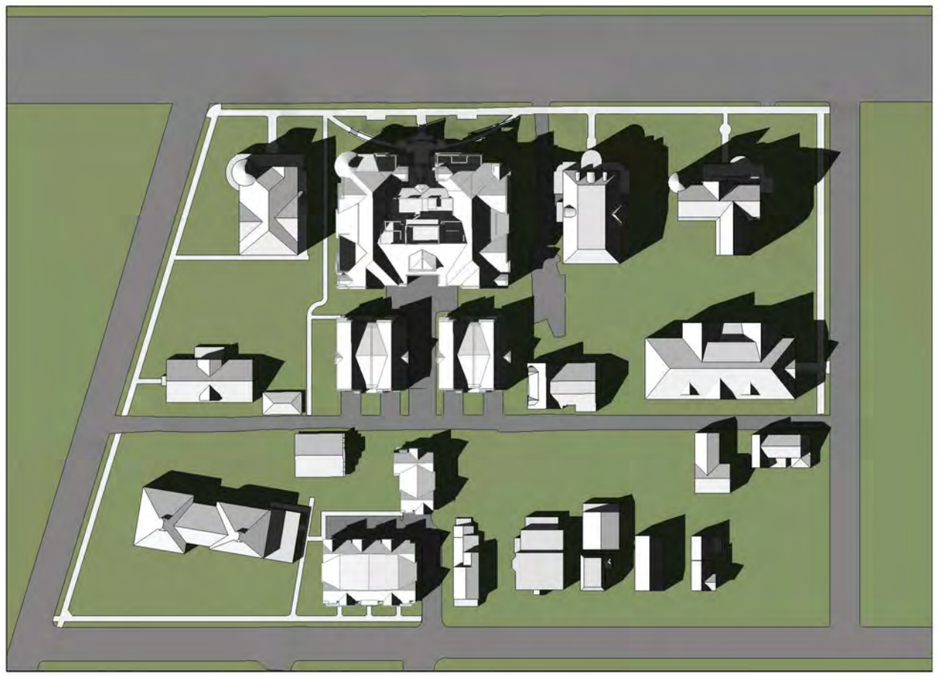

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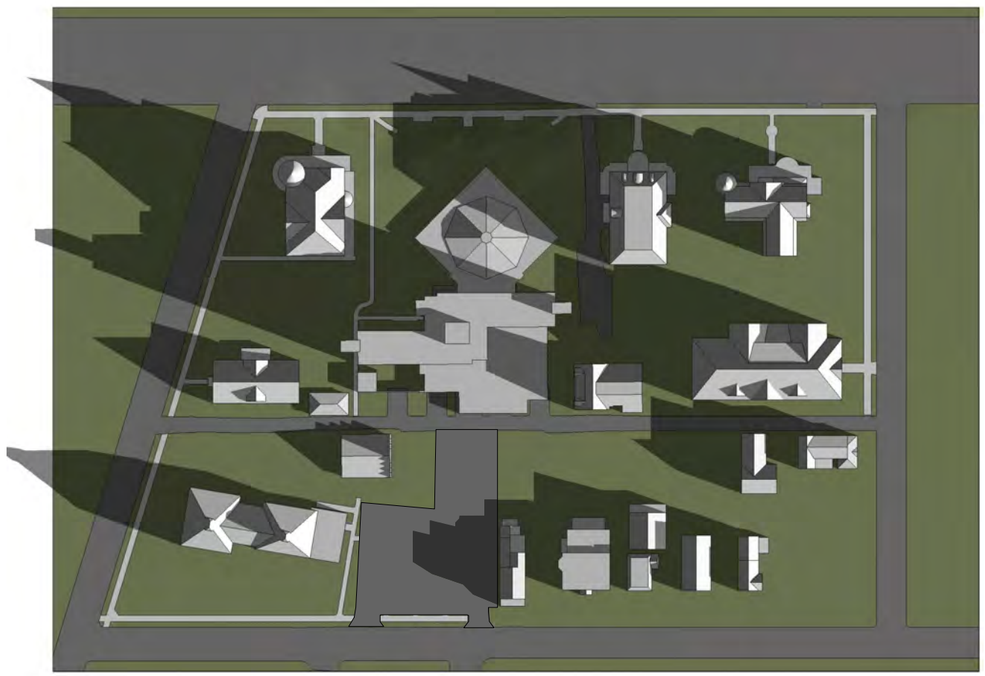
DECEMBER 21 @ 9:00 AM



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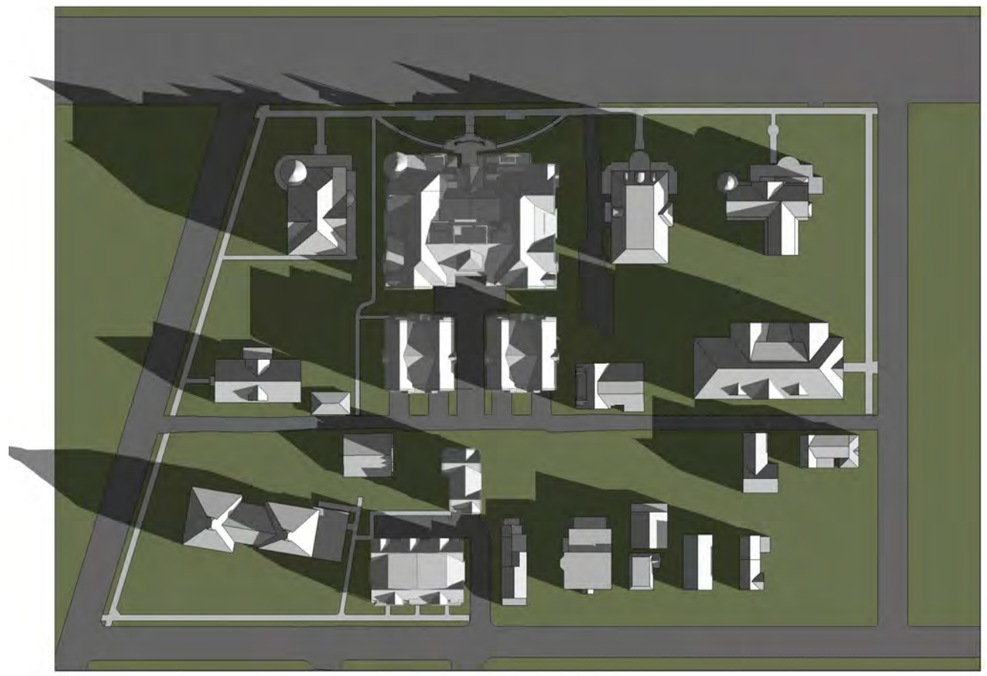

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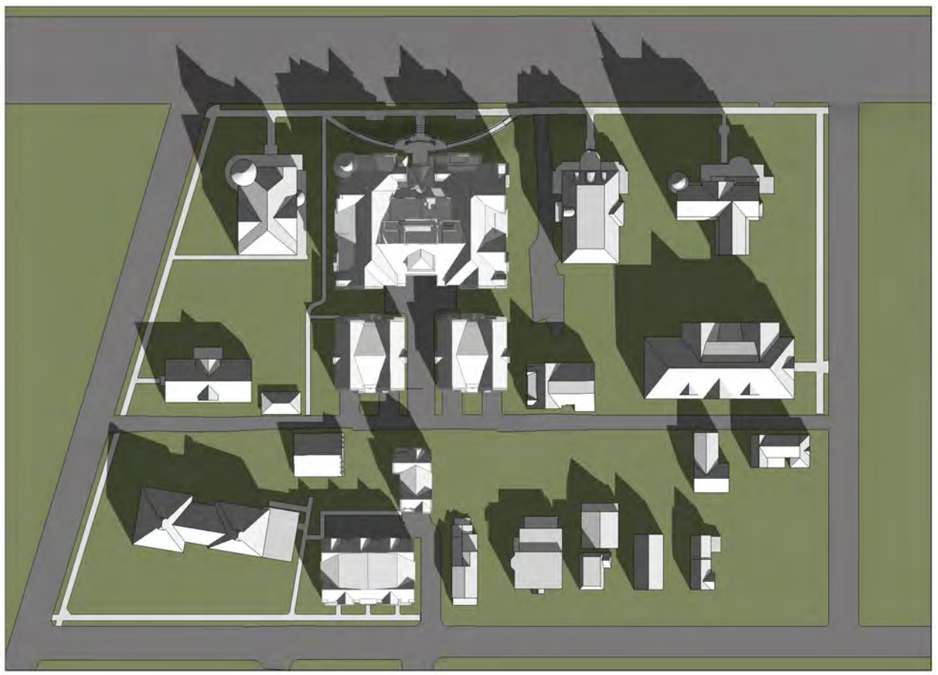

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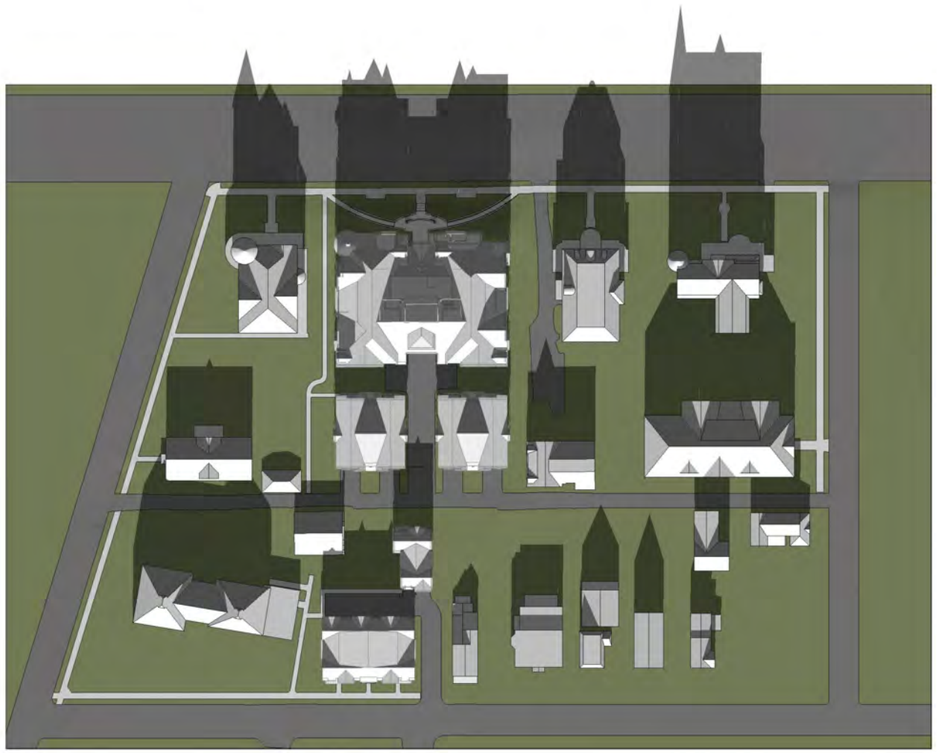

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Saratoga Springs
NY 12866

p: 518-587-8100
f: 518-587-0180
www.thelagroup.com

LETTER OF TRANSMITTAL

TO: Saratoga Springs Planning Department
City Hall
Saratoga Springs, NY 12866

DATE: 3/18/2016 JOB NO.:

RE: Moore Hall

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via_____the following items

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			ZBA Application w/ Exhibit A & B
1			SEQRA Long Form
1			OPRHP Archaeological Response Letter
1			DEC Natural Heritage Response Letter
1			La Group Variance Site Plan
1			Balzer & Tuck Architectural Renderings
1			Application Fee
			Note: We would appreciate that this application be forwarded
			To the Saratoga County Planning Board as soon as possible
			for consideration of an advisory opinion at their next meeting

THESE ARE TRANSMITTED as checked below:

☑ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☐ For your records ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Return for corrections ☐ Return _____corrected prints
☐ For review and comments ☐ _____
☐ FOR BIDS DUE _____20____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

cc: SIGNED:_____

If enclosures are not as noted, kindly notify us at once.

CITY OF SARATOGA SPRINGS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 FAX: 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Moore Hall, LLC	46 Union Avenue, LLC	Michael J. Toohey, Esq.
Address	18 Division Street, Suite 401 Saratoga Springs, NY 12866	300 South Division Street Buffalo, NY 14204	P. O. Box 4367 Saratoga Springs, NY 12866
Tel./Fax	[redacted]	[redacted]	[redacted]
Email			

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.
Applicant's interest in the premises: ☐ Owner ☐ Lessee ☒ Under option to lease or purchase

PROPERTY INFORMATION

Property Address (No. & St.) 28 Union Avenue/35 White Street Side of St. (north, east, etc.) South of Union Avenue/North of White Street

Tax Parcel No.: 165 . 76 - 1 - 34.13 *(for example: 165.52 – 4 – 37)* Tax District: ☒ Inside ☐ Outside

32, 33, 40 &

1. Date acquired by current owner: 5/13/2009
2. Zoning District when purchased: UR-4
3. Present use of property: Vacant Dormitory, Parking lots
4. Current Zoning District: UR-4
5. Has a previous ZBA application/appeal been filed for this property? ☒ Yes (when? 10/23/06 & 11/20/06 for what? Various Area Variances) ☐ No
6. Is property located within (check all that apply)?: ☒ Historic District ☐ Architectural Review District ☐ 500' of a State Park, city boundary, or county/state highway?
7. Brief description of proposed action: Demolition of existing 6 story dormitory building and construction of 26 new residential units . [See attached Narrative/Exhibit A]
8. Is there a written violation for this parcel that is not the subject of this application? ☐ Yes ☒ No
9. Has the work, use or occupancy to which this appeal relates already begun? ☐ Yes ☒ No
10. Identify the type of appeal you are requesting *(check all that apply)*:

☒ INTERPRETATION (p. 2) ☐ VARIANCE EXTENSION (p. 2) ☐ USE VARIANCE (pp. 3-6) ☒ AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "Commissioner of Finance" and attach to top of original application. Fees are cumulative and required for each request below.

☐ Interpretation	$ 400
☐ Use variance	$1,000
☒ Area variance	
-Residential use/property:	$ 150
-Non-residential use/property:	$ 500
☐ Extensions:	$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

_____

_____

_____

3. If interpretation is denied, do you wish to request alternative zoning relief? ☒ Yes ☐ No

4. If the answer to #3 is "yes," what alternative relief do you request? ☐ Use Variance ☒ Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? ☐ Use ☐ Area

3. Date original variance expired: _____ 4. Length of extension requested: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?: _____

_____

_____

_____

_____

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

_____

USE VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1) Date of purchase: _____ Purchase amount: $_____

2) Indicate dates and costs of any improvements made to property after purchase:

Date	Improvement	Cost
_____	_____	_____
_____	_____	_____
_____	_____	_____

3) Annual maintenance expenses: $_____ 4) Annual taxes: $_____

5) Annual income generated from property: $_____

6) City assessed value: $_____ Equalization rate:_____ Estimated Market Value: $_____

7) Appraised Value: $_____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

_____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☐ Yes ☐ No If "yes", for how long? _____

1) Original listing date(s):_____ Original listing price: $_____

If listing price was reduced, describe when and to what extent: _____

_____

2) Has the property been advertised in the newspapers or other publications? ☐ Yes ☐ No

If yes, describe frequency and name of publications: _____

_____

3) Has the property had a "For Sale" sign posted on it? ☐ Yes ☐ No

If yes, list dates when sign was posted: _____

_____

4) How many times has the property been shown and with what results? _____

_____

_____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

_____

_____

_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) See attached Exhibit C .

Dimensional Requirements	From	To
See Attached Exhibit B		

Other:

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

As described in the Narrative two prior plans were fully developed with regard to this site. One involved the adaptive reuse of the existing structure and the other the demolition of th existing structure. This Project attempts to use the concepts that were previously approved to construct condominiums consistent in mass, scale and design with the neighborhood while proposing a use of the land that is economically viable to finance, build and sell. There is no other adjacent land for sale and building two large single structures up to the permitted 70ft would not be consistent with the neighborhood.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

As depicted on the attached plans, elevations and streetscapes, the proposed buildings are consistent with the buildings throughout the neighborhood. Most of the original Skidmore buildings have been converted into multi-family structures. The City of Saratoga Springs has recognized this by modifying the Union Avenue property from Institutional Education Zoning to UR-4 (See October 1990 adopted Zoning Map). The removal of a vacant Moore Hall and construction of those residential units will be to the benefit of the nearby properties and be significantly more consistent with the streetscape of Union Avenue and White Street.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The reality of this undertaking is that larger numbers of multi-family dwellings are needed to replace the previously approved Moore Hall. The front yard setback for the Union Avenue building is maintained and is at a point that is consistent with the existing structures in close proximity on the south side of Union Avenue. The building on White Street is generally in line with other structures on that side of the street. The placement of the structures on North Lane are also consistent with neighboring improvements. The use of the "build-to line" also allows for structure placement that will allow for the optimum consistency with neighboring structures. Finally, the term "substantial" is not merely a request for a mathematical calculation. It calls on the Board to review "substantiality" in the context of the existing and historic neighborhood. In this case, the requested variances are not "substantial".

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

The use of this Property as proposed is consistent not only with the Zoning Code, but the stated "Intent" for this particular Zone. The placement and size of the structure will be consistent with other historic buildings in this area of the City. There will be no demand or requirement to use on-street parking for the proposed number of units. The granting of this variance will replace, with a permitted use, a structure that is wholly inconsistent with the neighborhood and, as a result, will have a positive effect on the neighborhood.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

The proposed need for Area Variance, may be self-created, but the adaptive re-use of the legal pre-existing, non-conforming structure, did not appear to be consistent with the wishes of many neighbors. As a result, the construction of an economically viable Project consistent in mass and size with the neighborhood had to be designed. That is what has been done with the proposed utilization of this site. As a result, with the use of some "Area Variances" we have self-created a Project that is consistent with the neighborhood as it actually exists today.

In accord with Article 240-14.4A(1)(b)(6) of the Zoning Ordinance, "any request for an area variance, which shall effect a change in density, shall be applied for and considered as a use variance and decided under criteria for the same". A request that involves any of the following relief will require an application for a use variance and will be decided under the use variance criteria:

(1) Dimensional relief from minimum lot size requirements that would allow additional permitted units and/or uses
(2) Relief from on site parking requirements
(3) Reduction in land area requirements for multi-family units

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☒ No ☐ Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

Moore Hall, LLC

BY: _____
(applicant signature)

_____
(applicant signature)

Sworn to before me this date:

Date: 3/18/16

_____
Notary Public
KEITH M. FERRARA
Notary Public, State of New York
No. 4664215
Qualified in Saratoga County
Commission Expires 5-31-19

EXHIBIT A

Narrative

The history of Skidmore College within Saratoga Springs is that of a quality institution of higher education that has transitioned from approximately 1100 students in 1957 and 80 buildings predominately in the Union Avenue section of the City to its present location on North Broadway. As the college grew so did its need for a more centralized dormitory facility and cafeteria. As a result, in approximately 1957 Moore Hall was completed and dedicated. This facility, with associated parking, spreads from the south side of Union Avenue, across North Lane and up to the north border of White Street. The building itself is constructed of steel and concrete and, if properly maintained, will continue to be a viable structure for decades to come.

Moore Hall continued to be used as a remote Skidmore dormitory until the turn of the Century when it was sold to 46 Union Avenue, LLC, which intended to demolish the building and replace it with a very high end condominium project. The Project for this redevelopment of the site proved not to be an economically viable project, and as a result, the building remained vacant.

In 2014-2015, amid the communal request to find a more affordable living option for the workers in Saratoga Springs, a project was presented to convert the existing building into 53 residential units. This application, which continues to be before the municipal land use boards, brought forth the concept of urban "micro apartments" to reduce the individual units' size and thus rental costs. Although the proximity of the structure to the urban core of the City was ideal for eliminating the need for the tenants to own and/or operate a motor vehicle, this application is opposed by many of the neighbors, because of the need for on street parking. As a result, Moore Hall continues to be vacant and looms over this important entrance to the City.

Project

There are certain realities that exist with this site. The only reasonable adaptive reuse of Moore Hall is not acceptable to many of the neighbors and the previously approved condominium project was not large enough to absorb the cost associated with the full redevelopment of this real property.

As a result, this Project presents a proposed use of this site that is consistent in mass, scale and design with this location and neighborhood, presents on-site parking in full compliance with the Zoning Code, is economically viable, and will result in the removal of Moore Hall from the street scape.

The four tax parcels that are to be used are all located in the UR-4 Zone. As depicted on the Plans, elevations and maps attached, the integrated Project consists of 22 units on the Union Avenue Parcel consisting of 18 units in the structure predominantly facing Union Avenue and two (2) units each in the two (2) connected building on the north side of North Lane. The parcel extending from White Street on the south to the south side of North Lane will consist of three (3) units structure facing White Street and one unit on the north side of the site adjacent to North

Lane for a total of twenty six (26) total units in the project. As specified above, all buildings in this land owner's association will have on-site parking as required by the Code.

To give the developer minor flexibility with regard to the placement of the structures, we are seeking Area Variances that are based on a "build-to" line and not the specific location of the overhang roof line of any one of the structures.

The structures on the Union Avenue parcel will share a foundation that connected all proposed buildings so that only one principal structure is being constructed on that Parcel. The Parcel on White Street will contain one 3 unit building and a single unit building. Section 2.3 (A)(2) and (3) of the City Zoning Code allows for more than one principal building on a lot in this zone.

Table 1 set out in Section Two of the Zoning Code specifies that the Urban Residential 4 (UR-4) Zone of the City is set up to "accommodate a mix of single family, two family and multi-family uses". That is exactly and specifically what this Project is intended to achieve.

EXHIBIT B

Union Avenue frontage

Description	From	To
Side yard setback (West and East)	One side 20 min (total 45)	10 (each side)
Total side yard setback	45	20
Rear yard setback (North Lane)	25	16
Building Lot coverage	25%	52.3%
Density per residential unit	3,000 sf/unit	1901 sf/unit

White Street frontage

Description	From	To
Side yard setback (West and East)	One side 20 min (total 45)	10 (each side)
Total side yard setback	45	20
Front yard setback (White Street)	25	5
Rear yard setback (North Lane)	25	10
Building Lot coverage	25%	39%

BUILDING INSPECTOR DENIAL
OF APPLICATION FOR LAND USE AND/OR BUILDING

APPLICANT: _____ TAX PARCEL NO.: _____.____ - _____ - ____

PROPERTY ADDRESS: _____ ZONING DISTRICT: _____

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:

_____

_____

_____

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s) _____. As such, the following relief would be required to proceed:

☐ Extension of existing variance ☐ Interpretation ☐ Hardship Appeal from Architectural/Historic Review

☐ Use Variance to permit the following: _____

_____

_____

_____

☐ Area Variance seeking the following relief:

Dimensional Requirements	From	To
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Other: _____

_____

☐ Advisory Opinion required from Saratoga County Planning Board

_____ _____

BUILDING INSPECTOR DATE

Revision date: January 2011

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Moore Hall Redevelopment (46 Union Ave. & 35 White Street)		
Project Location (describe, and attach a general location map): 46 Union Avenue and 35 White Street, Saratoga Springs		
Brief Description of Proposed Action (include purpose or need): To re-develop the existing parcels to include 26 residential condominiums. The building on Union Avenue will include 18 units, there are four carriage house/townhouse units with entrances onto North Lane, three row house units front on White Street.		
Name of Applicant/Sponsor: Moore Hall, LLC	Telephone: [redacted] E-Mail: [redacted]	
Address: 18 Division Street, Suite 401		
City/PO: Saratoga Springs	State: NY	Zip Code: 12866
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 46 Union Avenue, LLC	Telephone: [redacted] E-Mail: [redacted]	
Address: 300 South Division Street		
City/PO: Buffalo	State: NY	Zip Code: 14204

RESET FORM

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Saratoga Springs Planning Board Site Plan Approval	April 2016
c. City Council, Town or Village Zoning Board of Appeals ☑Yes☐No	Saratoga Springs Zoning Board Area Variances	March 2016
d. Other local agencies ☑Yes☐No	Saratoga Springs; Historic Review Approval from Design Review Commission	April 2016
e. County agencies ☑Yes☐No	Saratoga County Planning Board Advisory opinion	March 2016
f. Regional agencies ☐Yes☑No		
g. State agencies ☐Yes☑No		
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No
If Yes,
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☐No
iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☐No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No
If Yes, identify the plan(s):

_____
_____
_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No
If Yes, identify the plan(s):

_____
_____
_____

RESET FORM

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
UR-4

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Saratoga Springs City School District

b. What police or other public protection forces serve the project site?
City of Saratoga Springs

c. Which fire protection and emergency medical services serve the project site?
City of Saratoga Springs

d. What parks serve the project site?
All parks with the City Limits

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 1.29 acres
b. Total acreage to be physically disturbed? 1.29 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.29 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				26 condominiums
At completion of all phases				26 condominiums

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i. What is the purpose of the excavation or dredging? Foundation excavation

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 25 tons
- Over what duration of time? 6 weeks

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Concrete foundation from existing building

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? .75 acres

vi. What is the maximum area to be worked at any one time? .75 acres

vii. What would be the maximum depth of excavation or dredging? 6 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:

The excavated foundation will be the site of new structures or parking.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed
- expected acreage of aquatic vegetation proposed to be removed
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes: Existing 53 room dormitory and dining hall - approx. 12,000 gal/day

i. Total anticipated water usage/demand per day: 6,600 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: Saratoga Springs
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district: Saratoga Springs

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes: Existing 53 room dormitory and dining hall - approx. 12,000 gal/day

i. Total anticipated liquid waste generation per day: 6,600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary waste

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Saratoga County Sewer District #1
- Name of district: Saratoga County Sewer District #1
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

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- Do existing sewer lines serve the project? ☑Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or .96 acres (impervious surface) .88 acres existing

_____ Square feet or 1.29 acres (parcel size)

ii. Describe types of new point sources. the redevelopment project will have storm pipe connections to existing city storm system. Connections to system exist as part of current development.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be collected on site for infiltration and detention.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

RESET FORM

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 420,000 kWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Local grid utility

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 am - 9 pm
- Saturday: 7 am - 9 pm
- Sunday: 7 am - 9 pm
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 Hours - residential
- Saturday: 24 Hours - residential
- Sunday: 24 Hours - residential
- Holidays: 24 Hours - residential

RESET FORM

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction and Demolition Activities

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Lighting will be included for building entrances and exits, low level lighting along walks, dark-sky friendly lighting for parking spaces between building.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or an amount in underground storage)? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 4 tons per 12 months (unit of time)
- Operation : 1 tons per 1 month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Cardboard recycling
- Operation: Recycling of all recyclable materials

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Local Hauler
- Operation: Local Hauler

RESET FORM

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: Diasposal of Friable asbestos before building demolition

ii. Generally describe processes or activities involving hazardous wastes or constituents: An abatement contractor removes the identified materials and disposes of them in the proper way. It is a one time handeling of the hazardous material. It is not on going.

iii. Specify amount to be handled or generated _____ tons/month **20 tons total**

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☑ Yes ☐ No

If Yes: provide name and location of facility: Albany Landfill

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Multi-family, Educational, Parkland, Mixed use office/residential

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.88	.96	+.08
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn	.41	.33	-.08

RESET FORM

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑Yes ☐No

If Yes,

i. Identify Facilities:

Empire State College, Katrina Trask Nursery School at Presbyterian Church, Waldorf School,

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☐No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? < 8 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: WnA Windsor loamy sand 100 %
_____ _____ %
_____ _____ %

d. What is the average depth to the water table on the project site? Average: < 10 feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100 year Floodplain? ☐Yes ☑No

k. Is the project site in the 500 year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

RESET FORM

m. Identify the predominant wildlife species that occupy or use the project site:
Multiple bird species
Small rodents
Insects

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

RESET FORM

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Saratoga Springs Downtown District, Union Avenue Historic District

iii. Brief description of attributes on which listing is based:

The structure is within the state listed district. (non-contributing structure)

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: All city and state parks within the city limits, Yaddo, NYRA

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State park, historic gardens, historic race track

iii. Distance between project and resource: up to 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

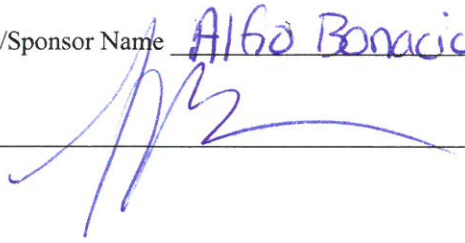
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Alfo Bonacio Jr. Date 3/18/16

Signature _____ Title member



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NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

February 26, 2016

Mr. Michael Hale
The LA Group
40 Long Alley
Saratoga Springs, NY 12866

Re: DEC
Moore Hall Demolition & New Construction
28 Union Avenue, Saratoga Springs, NY 12866
16PR00001

Dear Mr. Hale:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP).

At your request, OPRHP is providing you with our comments regarding the archaeological component of your project's review. During the review OPRHP considers the proposed project's impacts to previously identified archaeological sites as well as the likelihood of there being unidentified archaeological sites and whether or not the project could impact those archaeological resources.

After reviewing the project and our records we determined that there were no previously identified archaeological sites in the project area and the potential for unidentified archaeological deposits being present was limited due to substantial prior ground disturbance from previous development of the site.

OPRHP has no archaeological concerns with the proposed project. Please continue the consultation process as impacts to buildings and structures are still being evaluated by other staff members.

Sincerely,

Daniel A. Bagrow
Scientist (Archaeology)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov

February 10, 2016

Michael Hale
The LA Group
40 Long Alley
Saratoga Springs, NY 12866

Re: Moore Hall student residential building, Union Avenue
Town/City: City Of Saratoga Springs. County: Saratoga.

Dear Michael Hale:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

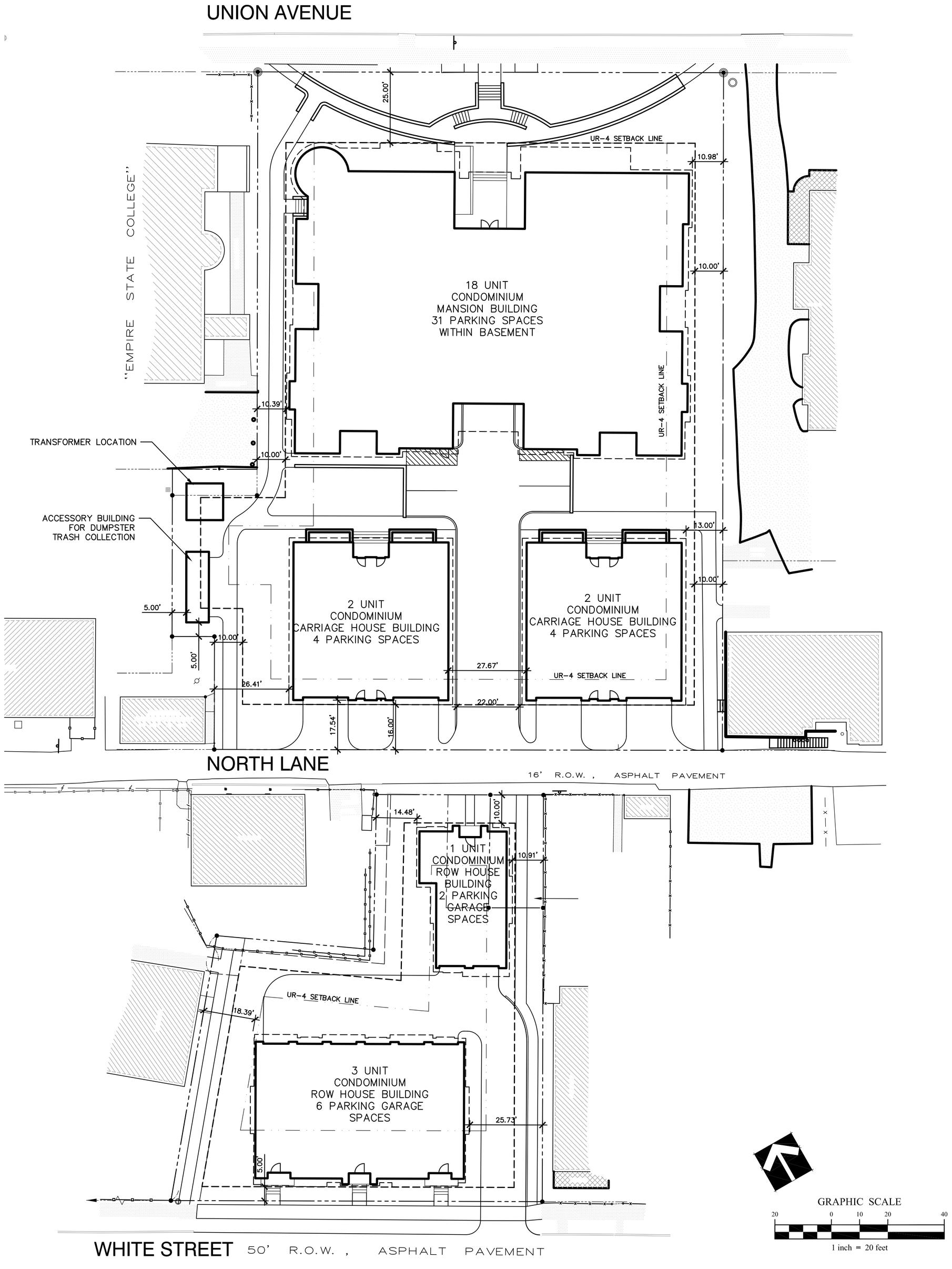
We have no records of rare or state-listed animals or plants, or significant natural communities at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage Database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program



SITE STATISTICS

TAX MAP PARCELS 165.76-1-32, 165.76-1-33, 165.76-1-34.13, 165.76-1-40

EXISTING ZONING – UR-4

PARCEL SIZE – 1.29 ACRES

BUILDING VARIANCES

UNION AVENUE

SIDE YARD SETBACK	REQUIRED –	20' MINIMUM,	45' TOTAL
	PROVIDED –	10', 10'	20' TOTAL
VARIANCE REQUESTED		10'	25'
REAR YARD SETBACK	REQUIRED –	25'	
	PROVIDED –	16' NORTH LANE	
VARIANCE REQUESTED		9'	
MAXIMUM BUILDING COVERAGE PRINCIPAL BUILDING	REQUIRED –	25%	
	PROPOSED –	52.39%	
VARIANCE REQUESTED		27.39%	
DENSITY PER UNIT	REQUIRED	– 3,000 SF PER UNIT	
	PROPOSED	– 1,901 SF PER UNIT	
VARIANCE REQUESTED		– 1099 SF PER UNIT	

WHITE STREET

SIDE YARD SETBACK	REQUIRED –	20' MINIMUM,	45' TOTAL
	PROVIDED –	10', 10'	20' TOTAL
VARIANCE REQUESTED		10'	25'
REAR YARD SETBACK	REQUIRED –	25'	
	PROVIDED –	10' NORTH LANE	
VARIANCE REQUESTED		15'	
MAXIMUM BUILDING COVERAGE PRINCIPAL BUILDING	REQUIRED –	25%	
	PROPOSED –	39%	
VARIANCE REQUESTED		14%	

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley
Saratoga Springs
NY 12866
p: 518-587-8100
f: 518-587-0180
www.thelagroup.com

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Prepared for:

Moore Hall, LLC
18 Division Street
Suite 401
Saratoga Springs, NY 12866

Project Title:

Moore Hall Redevelopment
46 Union Ave and
35 White St.
Saratoga Springs, NY 12866

Project No.:	2014096
Design:	
Drawn:	Ch'k'd:
Date:	Scale:

Rev:	Description:	Date:

Drawing Title

Drawing No.

Moore Hall - 2014096

The LA GROUP
Landscape Architecture & Engineering P.C.
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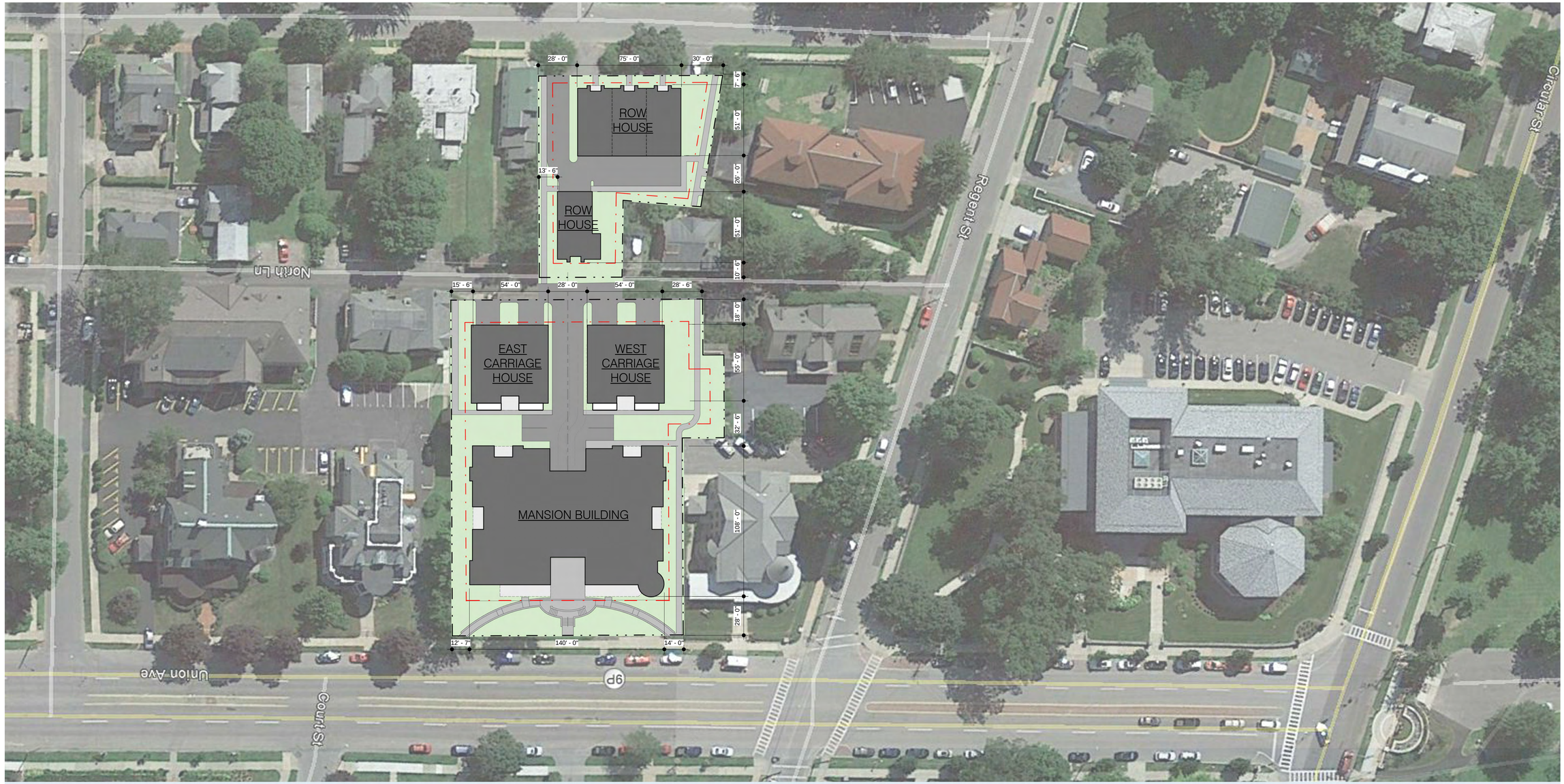
balzer + tuck
architecture

Bonacio Construction Inc.

Union Streetscape Image - Existing
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS

N



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Union Streetscape Image
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS
3/10/2016

N

NORTH (UNION AVENUE) ELEVATION

EAST ELEVATION
(WEST SIMILAR)

S0UTH (COURTYARD) ELEVATION

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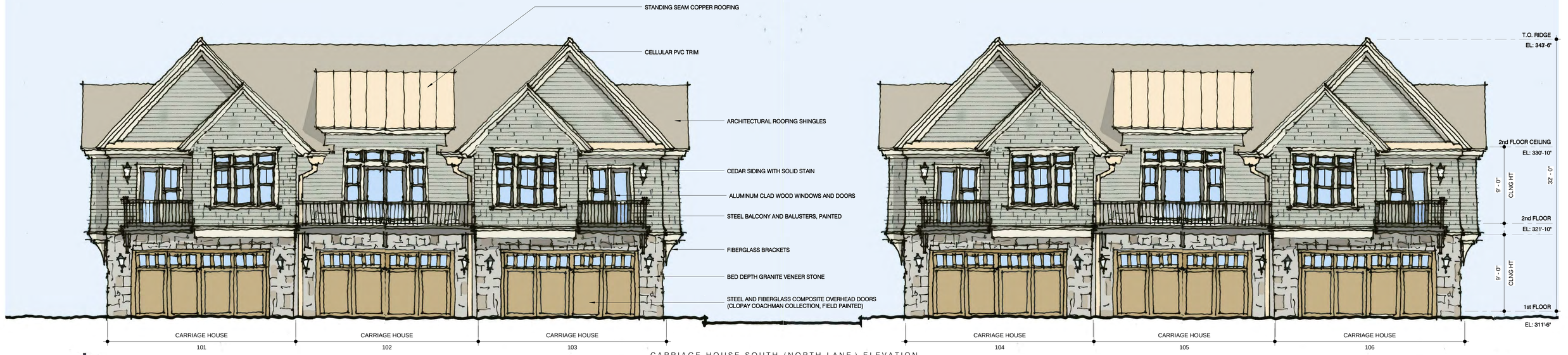
Mansion Elevation Studies | UNION AVENUE CONDOMINIUMS
BTA PROJECT NO: 1602
02/29/2016

0' 4' 8'

CARRIAGE HOUSE NORTH (COURTYARD) ELEVATION



CARRIAGE HOUSE SOUTH (NORTH LANE) ELEVATION

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Carriage House North & South Elevations | UNION AVENUE CONDOMINIUMS

BTA PROJECT NO: 1602

3/8/2016

0' 4' 8'

CARRIAGE HOUSE EAST ELEVATION (SIMILAR AT WEST ELEVATION)

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Bonacio Construction Inc.

Carriage House East Elevation
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS
3/8/2016

0' 4' 8'

ROW HOUSE 102 thru 104 - WHITE STREET ELEVATION

ROW HOUSE 102 thru 104 - SIDE ELEVATION

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Union Avenue Perspective
BTA PROJECT NO: 1602

UNION AVENUE CONDOMINIUMS

SUNY EMPIRE
STATE COLLEGE

REC'D APR 28 2016

April 28, 2016

Mark Torpey, Chairman
City of Saratoga Springs Planning Board
City Hall 474 Broadway Saratoga Springs, NY 12866

RE: Planning Board Agenda Item No. 15.045.1 Moore Hall Demo/Condo Construction

Dear Mr. Moore and Members of the Planning Board:

I am writing to you on behalf of SUNY Empire State College to express our concerns about the proposal before the Planning Board for the demolition of an existing dormitory building known as Moore Hall bordered by Union Avenue, White Street and the Empire State College structure located at 28 Union Avenue. We have concerns about the proposal that we would like included in the record of the April 28, 2016 Planning Board meeting.

These concerns are rooted in both aesthetic and pragmatic issues. The building at 28 Union, which we refer to as Alumni House, has special historic significance to both the college and the community of Saratoga Springs.

Designed by noted local architect R. Newton Brezee, 28 Union Avenue was built in 1903 as a 15-room single family home. Beginning in 2005, Empire State College undertook a two-year $2.7 million restoration that stabilized the structure, brought it up to code, renovated its interior and significantly enhanced its historic and real value. The building now serves as a sought-after gathering place for college and external community events, the central office for our advancement work with donors and alumni, and a picturesque landmark for the college and the city, which is greatly enhanced by the green space around it. The building also sits almost directly on the property boundary with the Moore Hall site.

Despite all of the work completed over the past 10 years, this is still a 113-year-old structure. We fear that the proposed demolition and construction in such close proximity, particularly if it is a mere 10 feet from our property line, may harm the structure and compromise the integrity of 28 Union Avenue.

Reducing the side-yard setbacks between the properties increases the likelihood the building would sustain unintentional damage, which could have direct financial consequences for the college. Additionally, due to the nature of the adjacent construction, we would be forced to take out one-time insurance coverage, as we currently are "self-insured."

Office of the President | 2 Union Ave. | Saratoga Springs, NY 12866-4390
518-587-2100, ext. 2265 | fax 518-587-2886 | www.esc.edu

The proposed new building presents other serious and long-term concerns. The increased height of the proposed structures creates a shadow and reduces the amount of natural light on the east façade. This could cause mildew and moisture issues. The increase in hard or impervious surfaces and reduction of green space, along with the doubling of lot coverage, raises serious concerns, one of which is increasing storm water run-off.

The construction of our building at 28 Union includes sections of loose-laid stone and wood frame with a masonry veneer. The construction process for a building with underground parking raises special issues. The vibrations caused by excavation and construction could cause very serious, immediate and long-term damage to our property as well as other historic properties in a nationally recognized historic district.

Finally, the close proximity of demolition and construction 10 feet away from our side door is sure to create noise pollution, traffic congestion and other attendant issues certain to interfere with the daily operations of the college, particularly for the 14 employees who work in 28 Union and for attendees at events the college holds there.

On behalf of the entire college community and our neighbors near 28 Union Avenue, I respectfully request that the Planning Board take into consideration the concerns expressed here with regard to the proposal for the demolition of Moore Hall and the construction of 26 condominiums on the site.

Sincerely,

Melodie A. Hancock, Ph.D.
President

SUNY EMPIRE
STATE COLLEGE

May 11, 2016

REC'D MAY 11 2016

Mark Torpey, Chairman
City of Saratoga Springs Planning Board
City Hall 474 Broadway
Saratoga Springs, NY 12866

RE: Planning Board Agenda Item No. 15.045.1 Moore Hall Demo/Condo Construction

Dear Mr. Moore and Members of the Planning Board:

Bonacio Construction, Inc. has opened discussions with the leadership team of SUNY Empire State College to reach a mutually satisfactory written agreement with respect to physical protection of and insurance for the adjacent New York state-owned property at 28 Union Avenue, including business interruption insurance.

Please be assured that we will supply you with the executed document immediately upon its availability.

Sincerely,

Samuel S. Conn, Ph.D.
Interim Executive Vice President for Technology and Administration

Office of Administration • 2 Union Ave • Saratoga Springs, NY 12866-4390
phone (518) 587-2100, ext. 2233 • fax (518) 587-3033 • www.esc.edu